

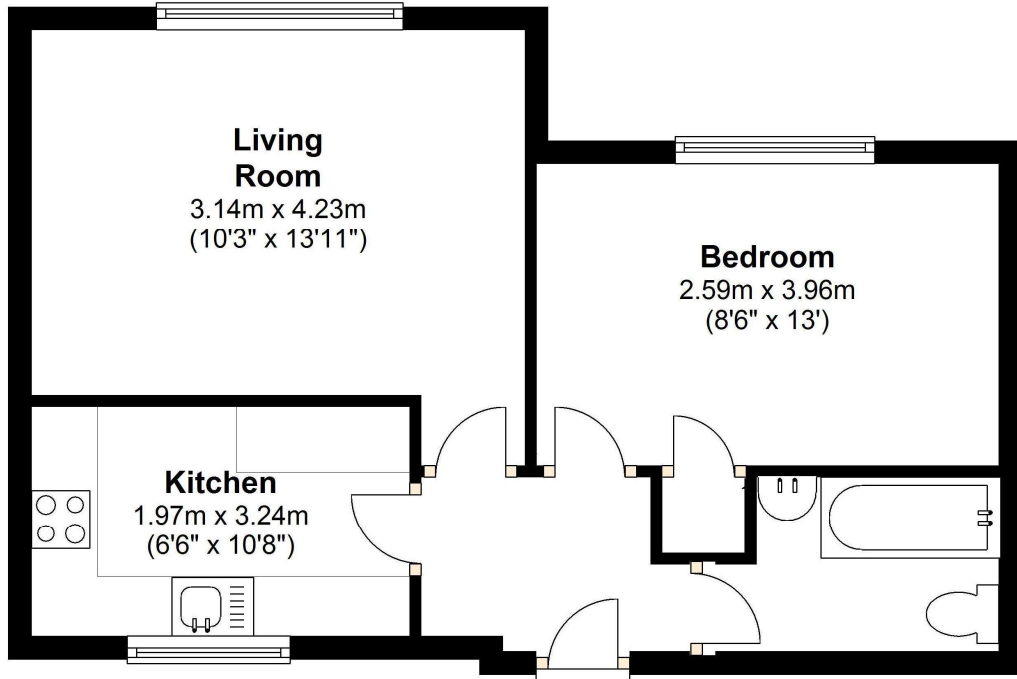
A very well-presented one bedroom first floor apartment conveniently situated walking distance from Staines town centre, River Thames, with good access to m25. Property comprises lounge, fully fitted kitchen with white goods, bathroom and double bedroom. Further benefits include off street parking, gas central heating and double glazing throughout, and communal rear garden.

AVAILABLE 19TH JUNE 2023 - FURNISHED

Avenue Road, Staines Upon Thames, Middlesex, TW18 3AW

FLOOR PLAN

Approx. 37.5 sq. metres (403.5 sq. feet)



Total area: approx. 37.5 sq. metres (403.5 sq. feet)

Model energy efficiency has been used to estimate the accuracy of the floor plan construction. Measurements of doors, windows and floors are approximate and to not necessarily follow for any other reason or use. These plans are for informational purposes only and do not constitute a contract. The services, contents and appearance shown on this

EPC

Flat 4 30 Avenue Road STAINES-UPON-THAMES TW18 3AW	Energy rating C
Valid until 3 April 2033	Certificate number 0170-2884-3246-2407-9195

Property type	Top-floor flat
Total floor area	42 square metres

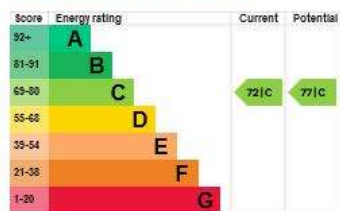
Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60