



Swandrift, Penton Road, Staines, TW18 2LE

£375,000 Leasehold



A truly stunning river view apartment, situated within a ten minute walk of mainline station and High Street shops/restaurants. This spacious property is almost 700sqft (70sqm) and offers a 950 year lease with 'share of freehold'. Benefits include luxury gloss white fitted kitchen, bathroom with mixer shower, gas heating and double glazing. Externally there is a private balcony, communal gardens and garage in block. **Zero stamp duty for FIRST TIME BUYERS up to £425,000.**

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Front door with security entry phone. Stairs to third floor landing, own front door into:

**ENTRANCE
HALLWAY:**

Storage cupboard, airing cupboard, doors into all rooms.

**LOUNGE/DINING
ROOM:**

5.49m x 3.66m (18' x 12') Radiator, open plan view into kitchen. Double glazed sliding patio door onto:

BALCONY:

3.96m x 1.32m (13' x 4') Tiled base, glass balustrade with scenic views of the River Thames.

KITCHEN:

3.66m x 2.69m (12' x 8'10) Extensive range of gloss white base and eye level units, Corrian worktops, concealed lighting, soft close doors and drawers, ceramic tiled floor, space for washing machine, stainless steel AEG electric double oven and microwave, stainless steel four ring gas hob with stainless steel tubular extractor over. One and half bowl stainless steel sink with chrome mixer tap and flexi-neck. Double glazed window to side.

BEDROOM ONE:

3.76m x 3.30m (12'4 x 10'10) Radiator. Double glazed window to rear overlooking communal garden.

BEDROOM TWO:

3.30m x 2.65m (10'10 x 8'8) Radiator. Double glazed window to rear overlooking communal garden.

BATHROOM:

Luxury white suite comprising low level W.C, pedestal wash hand basin, radiator, panel bath with chrome mixer tap and mixer shower over, fitted glass shower screen, fully tiled walls, ceramic tiled floor, display recess. Frosted double glazed window to side.

OUTSIDE

**COMMUNAL
GARDEN:**

Neatly landscaped grounds with various shrubs and seating area.

GARAGE:

Single garage in block.

LEASE:

950 years with Share of Freehold

SERVICE CHARGE:

£100 pcm

**COUNCIL TAX
BAND:**

E- Spelthorne Borough Council

VIEWINGS:

By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit www.nevinandwells.co.uk



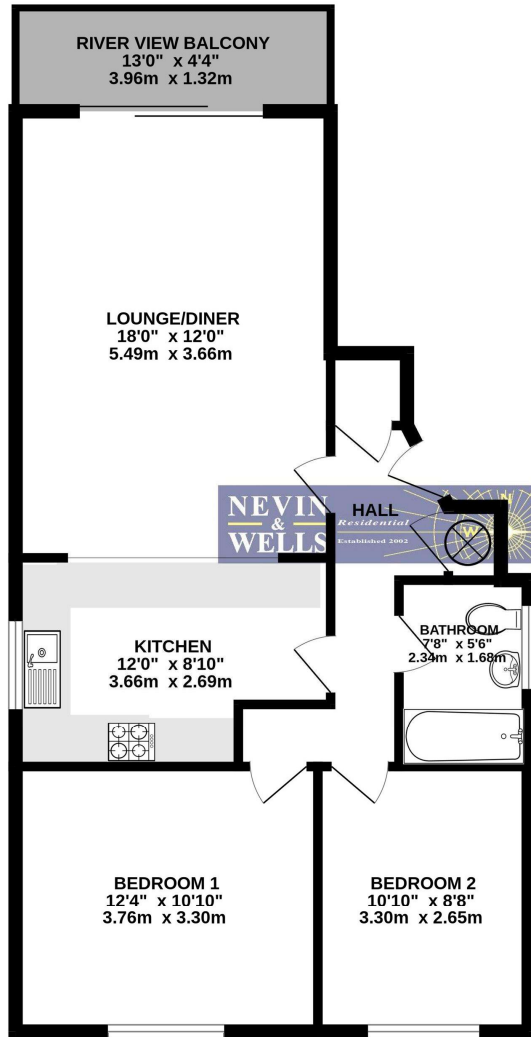
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FLOORPLAN

THIRD FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

Flat 7 Swandrift Riverside Road STAINES-UPON-THAMES TW18 2LE		Energy rating D
Valid until 11 January 2027	Certificate number 8563-7429-4680-8949-1996	

Property type	Mid-floor flat
Total floor area	63 square metres

Rules on letting this property

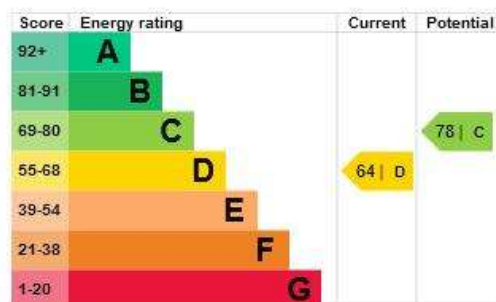
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is D. 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 efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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