

Leacroft, Staines, Middlesex, TW18 4NX

£250,000 Leasehold



A well-presented first floor one bedroom flat, situated opposite Leacroft Green and minutes from the mainline station (Waterloo 35 minutes). Benefits include security entry phone, modern kitchen and bathroom, gas central heating, built in wardrobes, allocated parking and 116 year lease. There are panoramic views of Leacroft Green and scenic common land walks are nearby. **NO ONWARD CHAIN.**

ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000

Dunstan Court, Leacroft, Staines upon Thames, Middlesex, TW18 4NX

Communal front door with security entry phone. Stairs to first floor

ENTRANCE HALL:

2.97m x 2.11m (9'8 x 7') Radiator, access to new fuse board. Doors into all rooms.

BATHROOM:

2.22m x 1.68m (7'4 x 5'6) White suite comprising low level W.C, wash hand basin set into vanity unit, part tiled walls, tiled floor, radiator, panel bath with chrome mixer tap and manual shower attachment, fitted glass shower screen, storage cupboard. Frosted window to side.

LOUNGE AREA:

3.61m x 2.90m (11'10 x 9'6) Radiator, coved ceiling. Dual aspect secondary glazed windows to front and side with views over Leacroft Green. Open plan into:

KITCHEN:

3.71m x 1.83m (12'2 x 6') Range of base and eye level units, woodblock effect laminate worktops, part tiled splashback, space for fridge and freezer, two seat breakfast bar, built in electric oven and four ring halogen hob, overhead extractor hood, ceramic tiled floor, wall mounted glow-worm gas combi boiler, space for washing machine. Stainless steel single bowl, single drainer sink with chrome mixer tap. Secondary glazed window to side overlooking Leacroft Green.

BEDROOM:

3.66m x 3.16m (12' x 10'4) Radiator, built in wardrobes. Secondary glazed window to front.

OUTSIDE

Allocated parking space. Views over Leacroft Green.

LEASE:

116 years unexpired (to be confirmed)

SERVICE CHARGE:

To be confirmed

COUNCIL TAX BAND:

C - Spelthorne Borough Council

VIEWINGS:

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

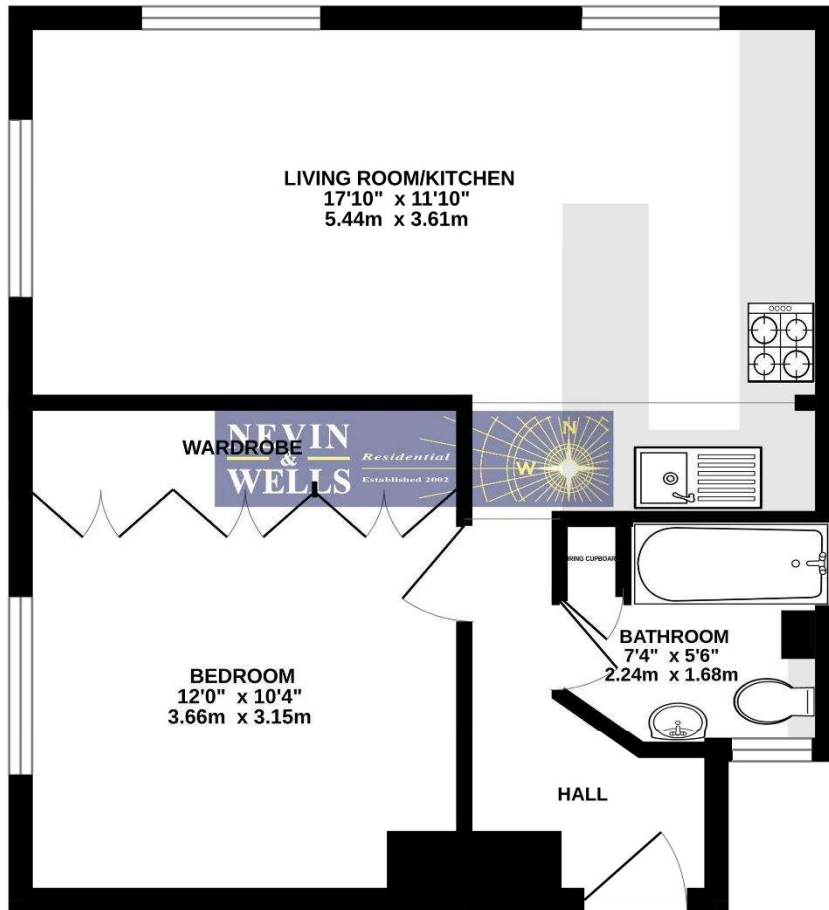


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FLOORPLAN

GROUND FLOOR



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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

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EPC

4 Dunstan Court Leacroft STAINES-UPON-THAMES TW18 4NX		Energy rating C
Valid until 8 September 2031	Certificate number 0212-0003-3201-3409-3200	

Property type	Mid-floor flat
Total floor area	38 square metres

Rules on letting this property

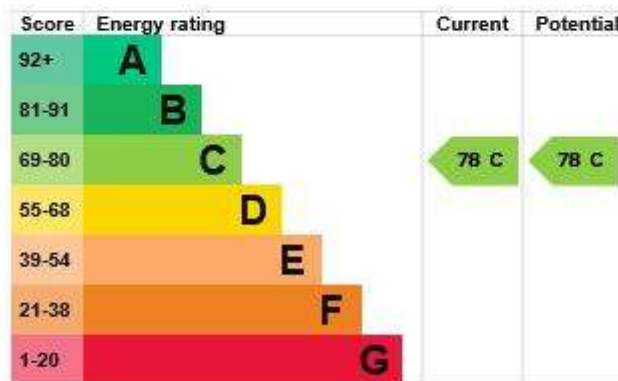
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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