



Cherry Orchard, Staines, TW18 2DG

£225,000 Leasehold



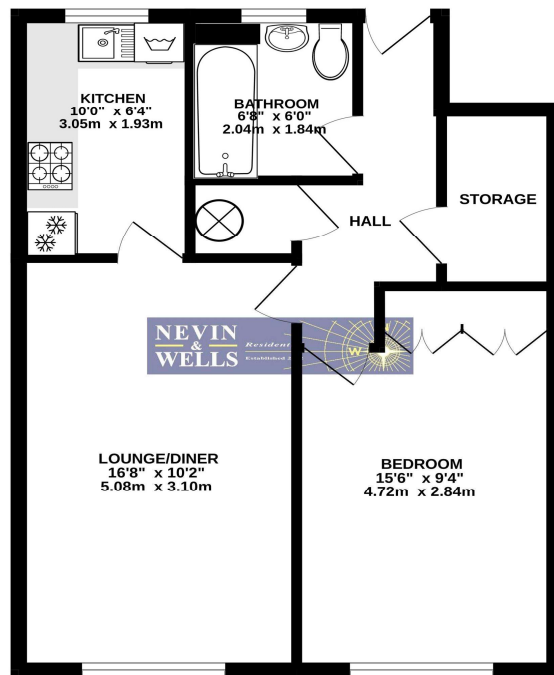
A superbly presented top floor one bedroom apartment, offering spacious accommodation, in one of Staines premier roads. This property offers Beech effect kitchen, modern white bathroom with mixer shower, spacious lounge, double glazing, security entryphone, loft storage, built in wardrobes and allocated parking. Access to mainline station, new Leisure Centre, River Thames and High Street is minutes away. Call sole agent for more information

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

Gresham Court, Gresham Road, Staines upon Thames, Middlesex, TW18 2DG

FLOORPLAN

GROUND FLOOR
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 497 sq.ft. (46.1 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.
Made with Metropix 03224

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

EPC

12 Gresham Court Cherry Orchard STAINES-UPON-THAMES TW18 2DG	Energy rating C
Valid until 2 October 2033	Certificate number 0723-3830-8200-8097-4204

Property type	Top-floor flat
Total floor area	48 square metres

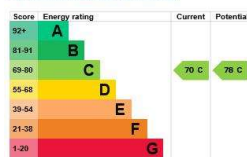
Rules on letting this property

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

COUNCIL TAX BAND: C (Spelthorne Borough Council)
LEASE: 91 Years unexpired
SERVICE CHARGE: £170.00 pcm (Including buildings insurance)
GROUND RENT: T.B.C

