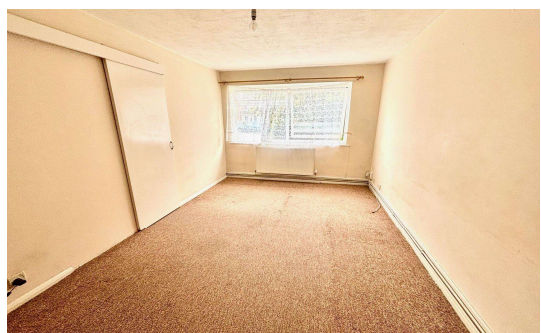




**Wendover Court, Staines, TW18 3DP**

**£275,000 Leasehold**



A large two double bedroom ground floor flat, offered for sale with 'NO ONWARD CHAIN'. Benefits include gas central heating, full double glazing, private front door and garage in block. Large communal garden and visitors parking. Access to Staines upon Thames High Street/Station are a mile away. Ideal first time buy or investment

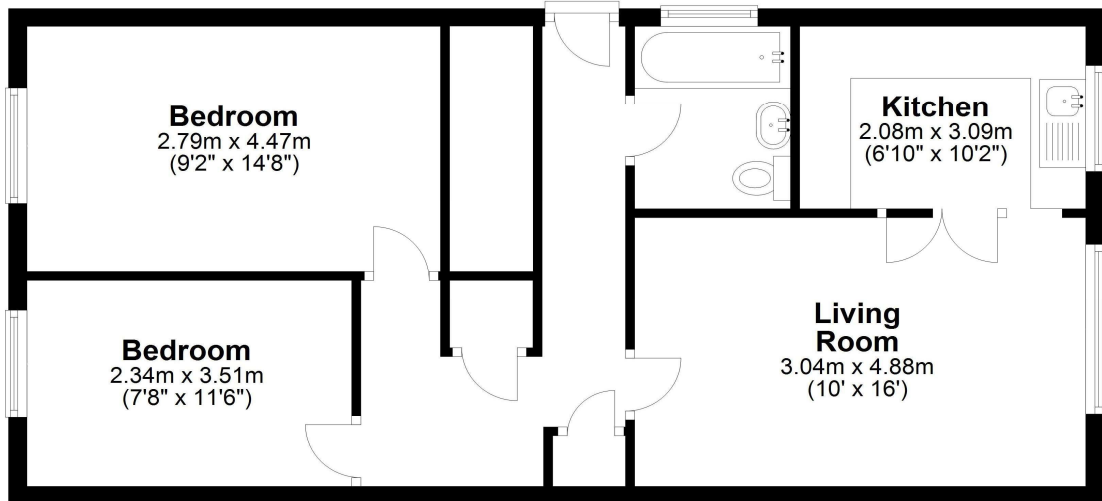
**ZERO STAMP DUTY FOR FIRST TIME BUYERS UP TO £425,000**

Wendover Court, Staines, TW18 3DP

FLOOR PLAN

**Ground Floor**

Approx. 59.8 sq. metres (644.1 sq. feet)



Total area: approx. 59.8 sq. metres (644.1 sq. feet)

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

EPC

The EPC certificate includes the following information:

- Property address: 7 Wendover Court, Wendover Road, STAINES, MIDDLESEX TW18 3DP
- Energy rating: C
- Valid until: 31 July 2023
- Certificate number: 0300-2139-0280-2007-4971
- Property type: Ground floor flat
- Total floor area: 61 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.](#)

Score	Energy rating	Current	Potential
82+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

**COUNCIL TAX BAND:** C - Runnymede Borough Council

**LEASE:** 150 years remaining

**CHARGES:** Approx. £1500 per annum to include buildings and ground rent

