



Swandrift, Penton Road, TW18 2LE

£285,000 Leasehold

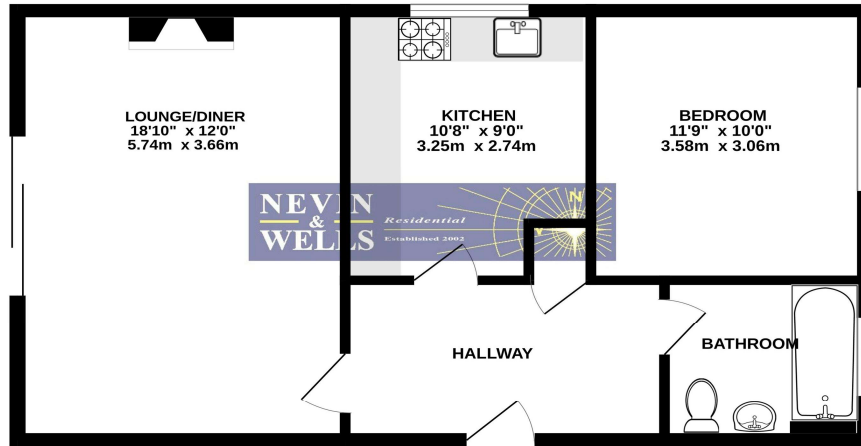


Ideally suited to a professional or someone down-sizing, this rarely available garden apartment offers stunning views of the river Thames from an 18' x 12' lounge with direct access to its own private riverside patio. Favourably located within a short walk of Staines town centre via the scenic Thames towpath, the property affords good access to the M25, Heathrow Airport and London Waterloo via Staines station. Within well maintained communal gardens, this one double bed roomed apartment has a separate kitchen, good room sizes, Worcester Bosch gas central heating, a single garage, a share of the management freehold and is an opportunity to create a special Thameside home to your own design. Properties can also be let in this block and pets are not recommended.

Swandrift, Penton Road, Staines upon Thames, TW18 2LE

FLOOR PLAN

GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA: 553 sq.ft. (51.4 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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All measurements are approximate. Nevin & Wells Residential have not tested any systems or appliances.

EPC

Energy performance certificate (EPC)

Flat 3 Swandrift Penton Road STAINES-UPON-THAMES TW18 2LE	Energy rating D	Valid until: 24 July 2033 Certificate number: 2350-9036-1233-4927-3200
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Property type: Ground-floor flat
Total floor area: 54 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](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score
This property's current energy rating is D. 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: D - Spelthorne Borough Council

LEASE: Share of Freehold

SERVICE CHARGE: £125 pcm