



The Rushes, Wapshott Road, TW18 3EZ £240,000 Leasehold

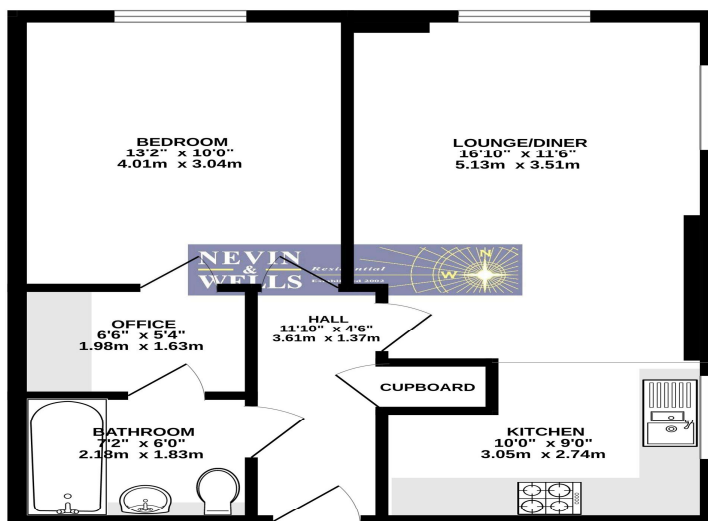


A stunning and larger than average first floor one bedroom apartment, offering very spacious accommodation, built 14 years ago to a high specification. This property offers fully fitted two tone kitchen, modern white bathroom with mixer shower, dual aspect lounge/diner, double glazing, security entry-phone, separate office/ walk-in dressing room and communal parking. Access to mainline station, new Leisure Centre, River Thames and Staines High Street are a short walk away. Contact sole agent to view.

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

The Rushes, Wapshott Road, Staines upon Thames, Middlesex, TW18 3EZ

FIRST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other details 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 Metropac v2004

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

EPC

8 The Rushes Wapshott Road STAINES TW18 3EZ	Energy rating B
This certificate expired on 24 May 2020	Certificate number 0079-3865-6050-9320-4105

Property type	Mid-floor flat
Total floor area	52 square metres

Rules on letting this property

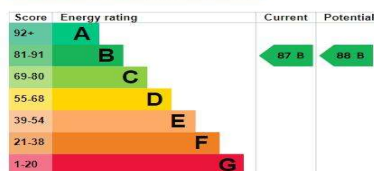
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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



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

COUNCIL TAX BAND: C (Runnemede Borough Council)
LEASE: 986 Years unexpired
SERVICE CHARGE: £153.00PCM (Including building insurance)
GROUND RENT: £150.00 PA



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