

Meadow Court, Moor Lane, Staines, TW18 4YT

£325,000 L/H



A superbly presented two double bedroom first floor maisonette, situated in a quiet cul-de-sac, ideally located for easy access to the town centre and scenic Staines Moor. The property benefits from spacious lounge, modern fitted white kitchen, white bathroom suite, double glazing, gas central heating, 80ft (24.38m) private garden, 986 year lease and garage in block. No onward chain.

Meadow Court, Moor lane, Staines-upon-Thames, Middlesex, TW18 4YT

Double glazed door leading into inner lobby, stairs up to first floor.

LANDING:

Single radiator, large built in storage cupboard with shelving and hanging rail, further large built in storage cupboard with shelving, cupboard housing hot water cylinder, access to part boarded loft space. Double glazed window to side.

LOUNGE:

Single radiator. Double glazed window to rear. Internal door into inner landing

KITCHEN:

Range of white base and eye level units, laminate roll edge work surfaces, one and a half bowl sink unit with mixer tap, built in oven and hob, space for washing machine and slimline dishwasher, space for fridge/freezer, part tiled walls, recess down-lighters, wall mounted Potterton gas boiler built into cupboard. Dual aspect double glazed windows to side and rear. Internal door into inner landing.

BEDROOM ONE:

Double radiator, feature gas coal effect fireplace with chrome surround, wooden mantel and stone hearth. Double glazed window to front. Internal door into landing

BEDROOM TWO:

Single radiator, built in storage cupboard with shelving and hanging rail, further large walk-in cupboard with shelving and fuse box. Double glazed window to front.

BATHROOM:

Luxury white three piece suite comprising panel enclosed bath with mixer tap and inset shower over, low level WC, pedestal wash hand basin, mainly tiled walls, ceramic tiled floor, heated towel rail. Frosted double glazed window to side.

OUTSIDE

GARAGE:

Situated in nearby block with metal up and over door.

GARDEN:

Approx 80ft (24.38m) Enclosed by wood panel fencing, paved patio area with hard standing for timber shed, extensive lawn area with shrub and tree borders, further hard standing for timber shed.

LEASE:

986 Years (awaiting written confirmation)

GROUND RENT:

T.B.C

COUNCIL TAX

D - Runnymede Borough Council

BAND:

VIEWINGS:

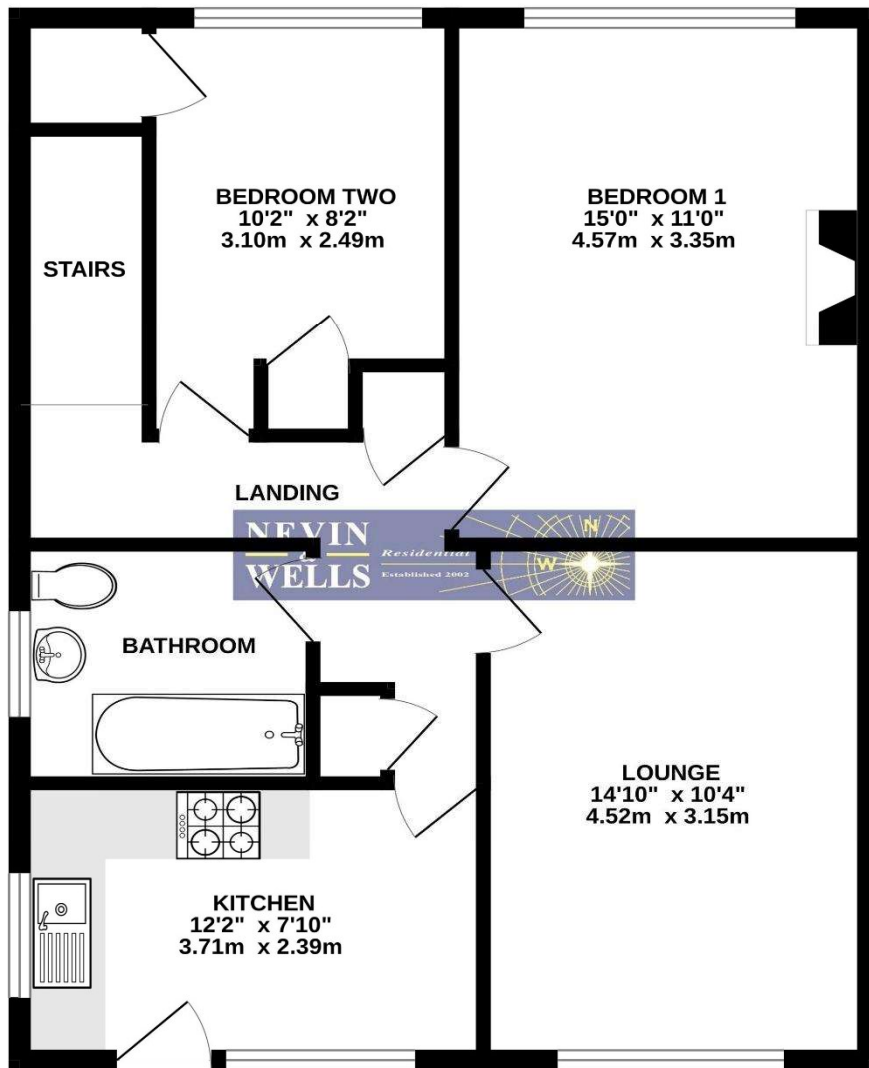
By appointment with the clients selling agents, Nevin & Wells Residential (Established 2002) on 01784 437 437 or visit www.nevinandwells.co.uk



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FLOORPLAN

FIRST FLOOR
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 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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EPC

12 Meadow Court Moor Lane STAINES TW18 4YT		Energy rating D
Valid until 12 September 2029	Certificate number 0554-2807-6114-9491-8715	
Property type	Top-floor flat	
Total floor area	66 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 D. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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