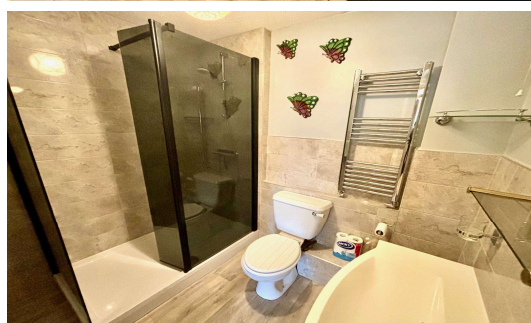
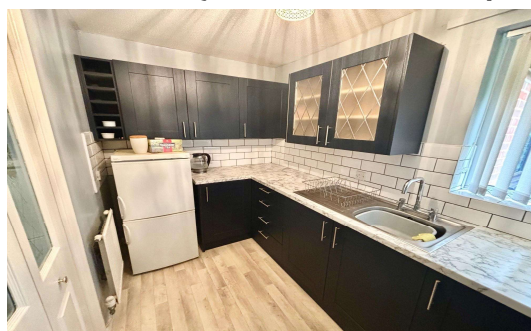




**Octavia Way, Staines, Middlesex, TW18 2QX      £230,000 L/H**



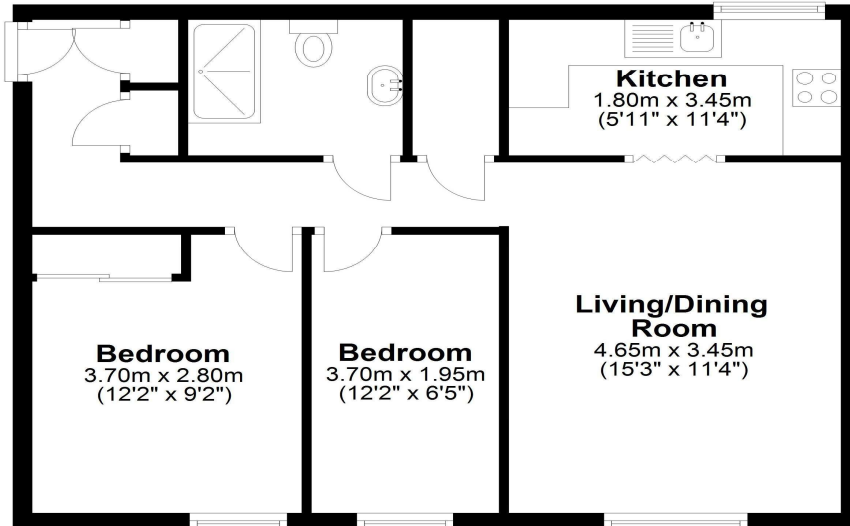
A unique opportunity to acquire this rarely available, two bedroom retirement apartment (over 55's woman and 60's for men), situated in a private mews. This recently refurbished apartment offers security entry phone, entrance hallway, Lounge/dining room, recently fitted modern kitchen, luxury modern shower room and allocated parking for one vehicle. Further benefits include gas central heating and double glazing throughout., no onward chain, communal facilities. The High Street and mainline strain station are a 10 min walk

Octavia Way, Staines-upon-Thames, Middlesex, TW18 2QX

**FLOOR PLAN**

**First Floor**

Approx. 55.0 sq. metres (592.0 sq. feet)



Total area: approx. 55.0 sq. metres (592.0 sq. feet)

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

**EPC**

B, The Dwellings Octavia Way STAINES-UPON-THAMES TW18 2QX		Energy rating <b>C</b>
Valid until 17 June 2030	Certificate number 0270-2806-7968-2590-1465	

Property type	Top floor flat
Total floor area	56 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.



**COUNCIL TAX BAND:**

**LEASE:**

**GROUND RENT:**

**SERVICE CHARGE:**

**C** - Spelthorne Borough Council

95 years remaining (awaiting written confirmation)

£250 per annum (awaiting written confirmation)

£290pcm (awaiting written confirmation)

**VIEWINGS:**

**By appointment with the clients selling agents, Nevin & Wells Residential on 01784 437 437 or visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)**