



**Manor Court, Staines-upon-Thames, TW18 3HT**

**£260,000 L/H**



A beautifully presented ground floor apartment with secure gated allocated parking. Built in 2006 by Messrs' Bonham Homes. The well presented accommodation comprises entrance hallway, lounge/dining room, fitted kitchen, double bedroom, luxury bathroom, double glazed throughout, gas central heating and communal gardens. Situated near local shops and a short walk to Staines town centre. **No onward chain.**

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Main door to:

**ENTRANCE  
HALLWAY:**

Storage cupboards, security entry phone system, radiator, laminate wood effect flooring and doors to all rooms.

**LOUNGE:**

Radiators, laminate wood effect flooring, side aspect double glazed window and opening to:-

**FITTED KITCHEN:**

Comprising eye and base level units with rolled edged work surfaces, stainless steel drainer unit with mixer tap, fitted oven, hob and extractor over, fitted fridge/freezer, fitted washing machine and tiled flooring.

**DOUBLE BEDROOM**

Fitted mirrored wardrobes, radiator and side aspect double glazed window.

**LUXURY  
BATHROOM:**

White three piece suite comprising panel enclosed bath with shower attachment, low level W.C, pedestal wash hand basin, heated towel rail, fully tiled walls and tiled flooring.

**OUTSIDE**

**PARKING:**

Secure gated parking allocated for one vehicle.

**GROUND RENT:**

£225.00 per annum. (awaiting written confirmation)

**SERVICE CHARGE:**

£1,250.00 per annum. (awaiting written confirmation)

**LEASE:**

125 years from 2006. (awaiting written confirmation)

**COUNCIL TAX BAND:**

C - Runnymede Borough Council

**VIEWINGS:**

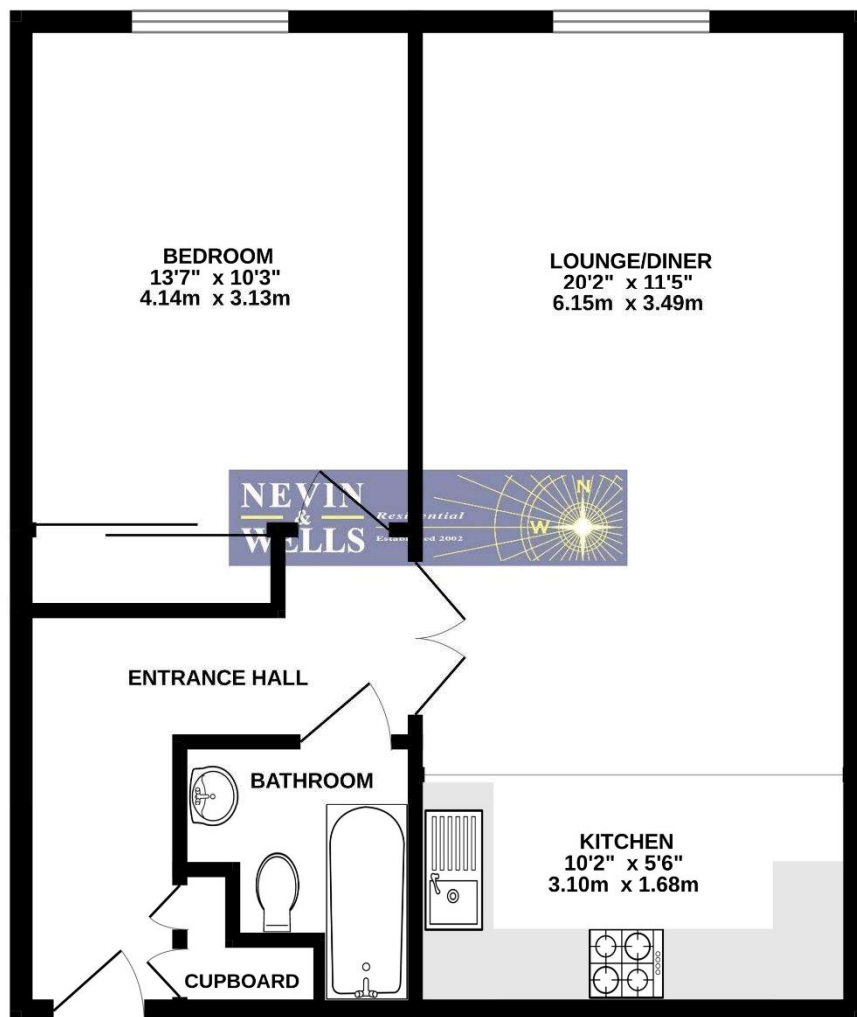
By appointment with the clients selling agents,  
Nevin & Wells Residential on 01784 437 437 or  
visit [www.nevinandwells.co.uk](http://www.nevinandwells.co.uk)



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FLOORPLAN

GROUND FLOOR  
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 560 sq.ft. (52.0 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.

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EPC

Flat 6 Manor Court Thorpe Road STAINES TW18 3HT		Energy rating <b>C</b>
Valid until <b>19 July 2030</b>	Certificate number <b>0552-2810-6437-2020-3925</b>	

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](#).

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency](#).

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