



## **4 Broad View, Long Lane, Staines-upon-Thames, Surrey, TW19 7AU**

HUGELY SPACIOUS TWO BEDROOM APARTMENT IN SMALL PURPOSE BUILT DEVELOPMENT IDEALLY LOCATED FOR HEATHROW AIRPORT & LOCAL MOTORWAY NETWORKS. The property benefits from a spacious lounge/diner, modern fitted kitchen, two double bedrooms, modern white bathroom suite, allocated parking and a long lease. Viewings Highly Recommended!



## ROOM DESCRIPTIONS

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### **Communal Entrance**

With security-phone entry system.

### **Entrance Hall**

Hardwood front door, light and power points, radiator, fuseboard, wood-style laminate flooring.

### **Lounge/Diner**

Rear and side aspect UPVC double glazed windows, light and power points, radiator, wood-style laminate flooring.



### **Kitchen**

Front and side aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, built-in oven and hob with extractor over, 1 1/2 bowl sink drainer unit, space for fridge/freezer and washing machine. Partly tiled walls, tiled floor, wall mounted boiler.



### **Bedroom 1**

Rear aspect UPVC double glazed window, light and power point, radiator, wood-style laminate flooring.



### **Bedroom 2**

Rear aspect UPVC double glazed window, light and power points, radiator, wood-style flooring.

### **Bathroom**

Panel enclosed bath with shower over, low level W.C, wash hand basin inset to cabinet, heated towel rail, tiled walls and floor.



## **Outside**

**1 Allocated Parking Bay**

## ROOM DESCRIPTIONS

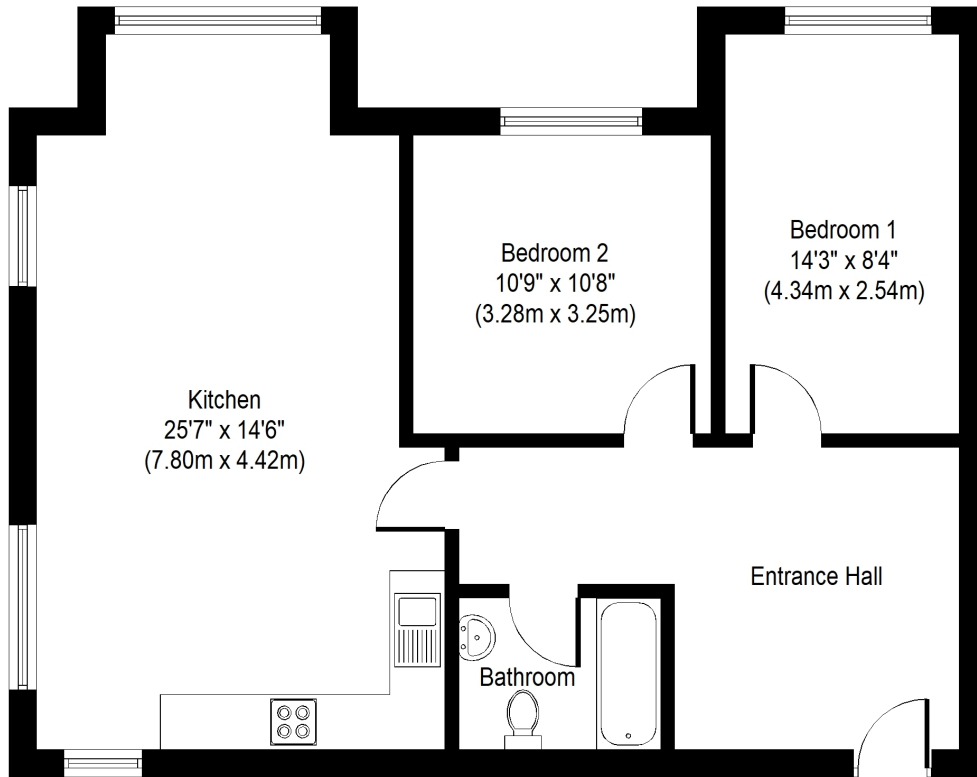
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### Communal Grounds

Lawn area to rear, bin storage to front.



# FLOORPLAN



**Approximate Floor Area**  
**760 Sq. ft.**  
**(70.6 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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