

FOR SALE

£35,000 Leasehold



**Berryscroft Court,
Berryscroft Road,
Staines-upon-Thames, Surrey.
TW18 1NA**

Ashford
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ABOUT THE PROPERTY

30% share available with an option to purchase up to 90% contact Gregory Brown for more details. Warden assisted first floor retirement flat situated in this quiet cul-de-sac and in need of up dating. The property offers a good size lounge/dining room, double bedroom, fitted kitchen and bathroom, car parking. The property also offers double glazing, electric heating and use of the residential lounge area. Offered with no onward chain, an internal inspection is highly recommended.

FEATURES

- RETIREMENT APARTMENT
- FIRST FLOOR APARTMENT
- PARKING
- REQUIRES MODERNISING
- SHARED OWNERSHIP
- WARDEN ASSISTED



ROOM DESCRIPTIONS

ENTRANCE

External storage cupboard. Front door to entrance hallway with stairs to first floor.

LIVING ROOM/DINER

20'6 x 12'5 (6.25m x 3.79m)
Open-plan lounge/dining room with two front facing double glazed windows. Storage cupboard. Wall mounted storage heater. Mains wired smoke alarm. Door to:

INNER HALLWAY

Doors to all rooms. Cupboard housing water tank and immersion tank.

KITCHEN

9'1 x 6'2 (2.76m x 1.87m)
Rear facing double glazed window. Stainless steel sink and drainer. Tiled splashback. Wall mounted electric heater. Space for cooker, fridge/freezer, and washing machine.

BEDROOM

14'4 x 9'8 (4.36m x 2.94m)
Rear facing double glazed bay window. Wall mounted storage heater.

BATHROOM

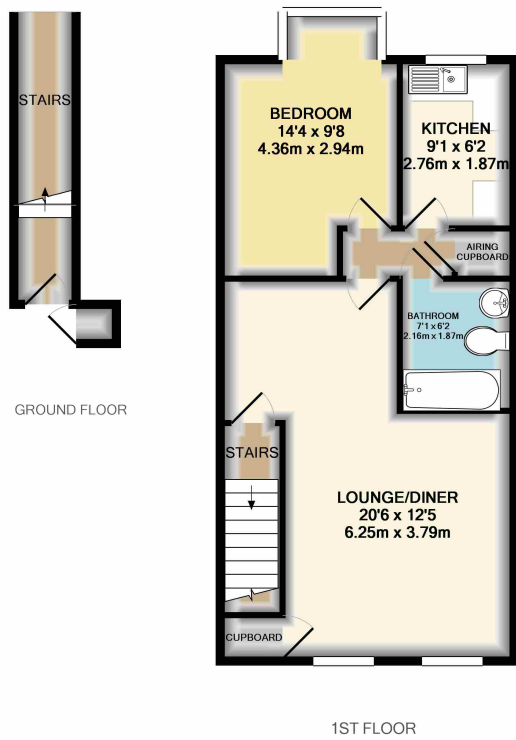
7'1 x 6'2 (2.16m x 1.87m)
Coloured suite comprising panel enclosed bath, wash hand basin and low-level wc. Part-tiled walls. Wall mounted electric heater.

OUTSIDE

Communal gardens, parking.



FLOORPLAN



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. 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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