



**78a Avondale Avenue, Staines-upon-Thames, Surrey. TW18 2NQ.**

**2 Bedroom Maisonette - £275,000 Leasehold**

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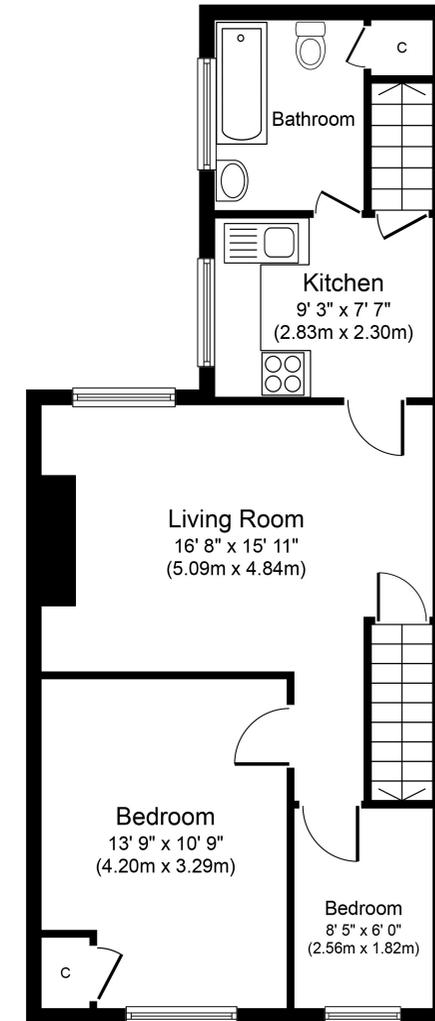
01784 451458

## 2 Bedroom Maisonette - £275,000 Leasehold

**WITH GARAGE | SPACIOUS TWO BEDROOM GARDEN MAISONETTE SITUATED ALONG THIS SOUGHT AFTER TREE-LINED ROAD IDEALLY LOCATED FOR EASY ACCESS TO STAINES TOWN CENTRE, MAINLINE TRAIN STATION, LOCAL SHOPS & THE RIVER THAMES. The property benefits from a spacious lounge/diner, modern fitted kitchen, two well proportioned bedrooms, modern white bathroom suite, secluded rear garden and garage. No Onward Chain. Viewings Highly Recommended!**

### Key Features

PRIVATE REAR GARDEN  
GARAGE  
NO ONWARD CHAIN  
SPACIOUS ROOMS THROUGHOUT  
LONG LEASE



First Floor  
Approximate Floor Area  
574 sq. ft.  
(53.3 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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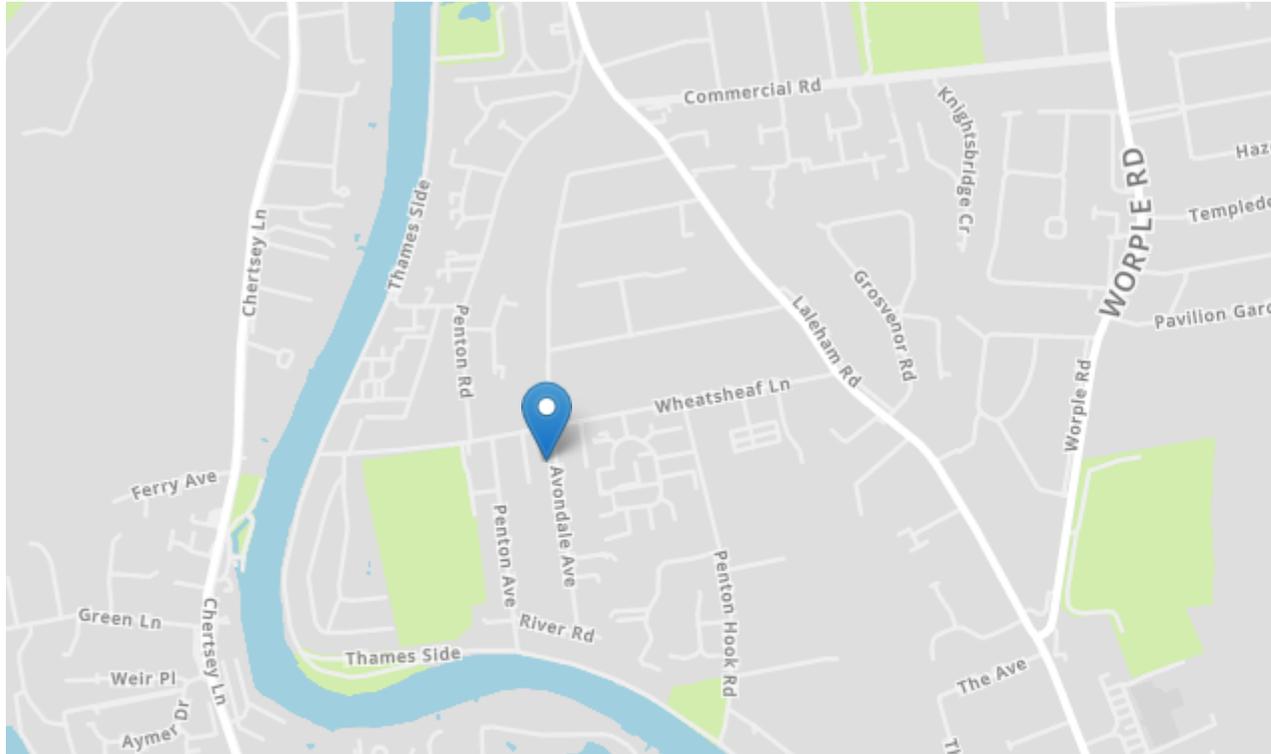
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RESIDENTIAL SALES & LETTINGS





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|                 |                          |
|-----------------|--------------------------|
| Tenure          | <b>Leasehold</b>         |
| Lease Term      | <b>To Be Confirmed</b>   |
| Ground Rent     | <b>To Be Confirmed</b>   |
| Service Charge  | <b>To Be Confirmed</b>   |
| Local Authority | <b>Spelthorne</b>        |
| Council Tax     | <b>per year (Band C)</b> |

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rents (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Gregory Brown.

