



**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS

£155,000 Leasehold  
**FOR SALE**



## **20 The Doultons, STAINES- UPON-THAMES, TW18 2QX**

SPACIOUS ONE BEDROOM GROUND FLOOR RETIREMENT PROPERTY IN MUCH SOUGHT AFTER DEVELOPMENT. Ideally located for easy access to Staines Town Centre, the property benefits from a spacious lounge/diner with patio doors, separate fitted kitchen, large double bedroom, modern white bathroom suite and a long lease. No Onward Chain. Viewings Highly Recommended!

**Gregory Brown**

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01784 451458

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## ROOM DESCRIPTIONS

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### **Communal Entrance**

Security entry door, with hardwood front door leading to:

### **Entrance Hall**

Light and power points, single radiator, large built-in storage cupboard housing water tanks with shelving, further built-in storage cupboard. Doors to:

### **Lounge/Diner**

Rear aspect double glazed sliding patio doors, light and power points, double radiator, and glazed doors to:



### **Kitchen**

Side aspect double glazed window, range of fitted units at eye and base level, single drainer sink unit with mixer tap, space for automatic washing machine and freestanding fridge/freezer. Built-in hob with extractor over, laminate wood-style flooring.



### **Bedroom**

Rear aspect UPVC double glazed window, light and power points, single radiator, built-in wardrobe with hanging rail and shelving.





## ROOM DESCRIPTIONS

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### **Bathroom**

Modern white three piece bathroom suite comprising panel enclosed bath with mixer tap, low level W.C and wash hand basin. Partly tiled walls, light point, single radiator.

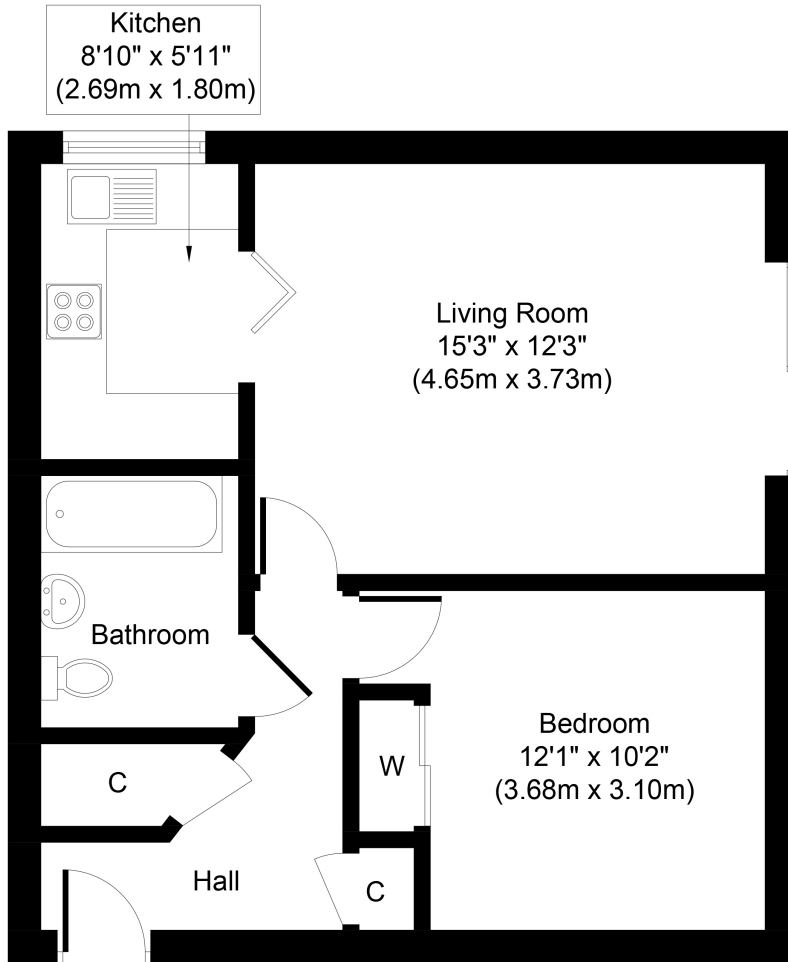


### **Communal Areas & Gardens**

Access to residents lounge and communal laundry room. Well maintained communal gardens.



# FLOORPLAN



**Ground Floor**  
**Approximate Floor Area**  
**507 Sq. ft.**  
**(47.1 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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