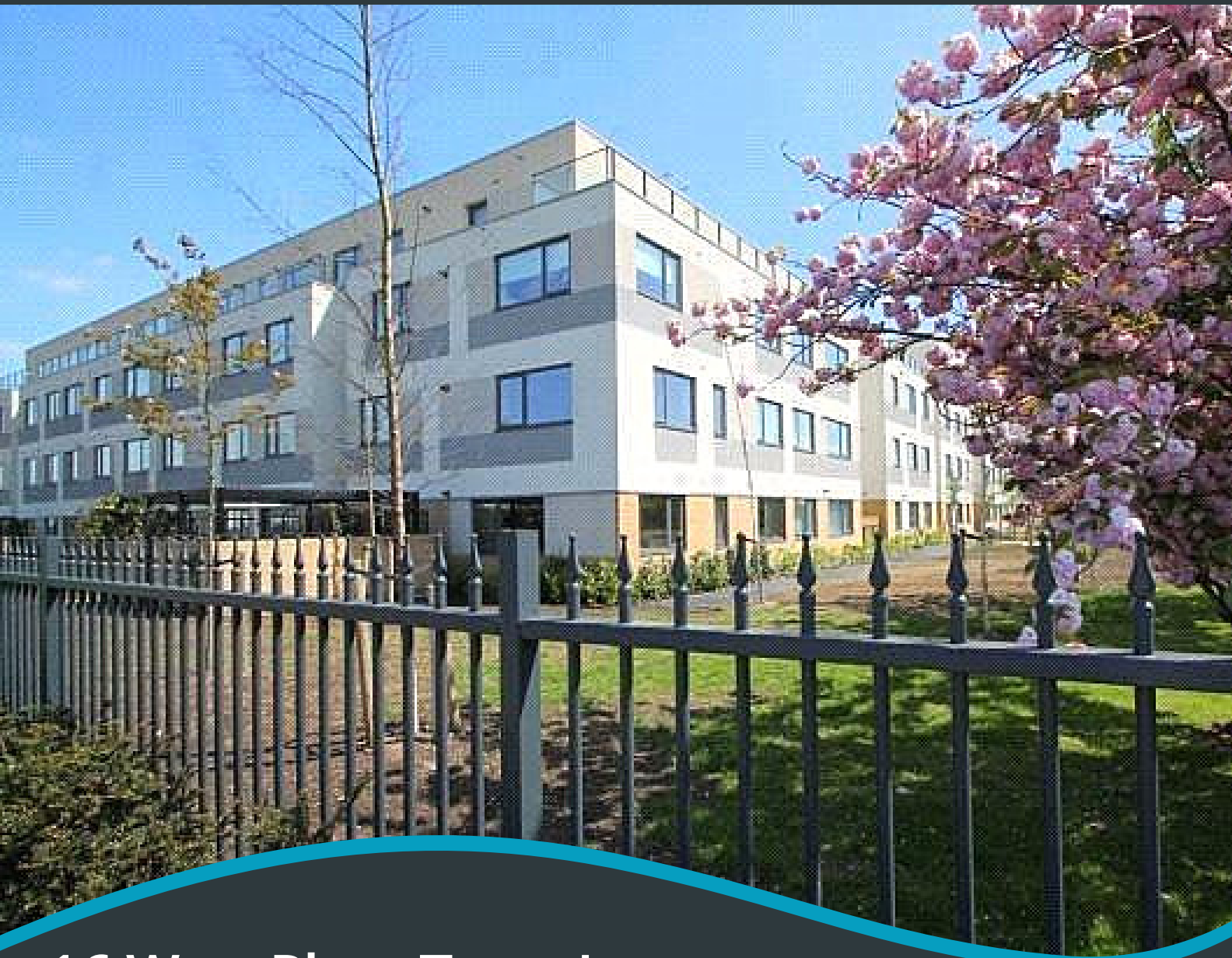


FOR SALE

£235,000 Leasehold



16 West Plaza Town Lane, Stanwell, Staines-Upon- Thames. TW19 7FG

- Entrance Hall
- Living / Dining Room
- Modern Kitchen
- Double Bedroom
- Modern Bathroom
- Double Glazing & Gas Central Heating
- Natural Air Infiltration ?Fans
- Under Ground Allocated Parking
- Communal Gardens
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

AN OPPORTUNITY TO ACQUIRE THIS STUNNING AND SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT, SITUATED IN A GATED DEVELOPMENT AND WITHIN EASY ACCESS TO LOCAL AMENITIES AND TRANSPORT LINKS, MANY BENEFITS INCLUDING FITTED NATURAL AIR INFILTRATION FANS, UNDER GROUND PARKING AND A LONG LEASE. AN EARLY VIEWING IS HIGHLY RECOMMENDED.



ROOM DESCRIPTIONS

Entrance Hall

Approached via an oak style front door, wood flooring, wall mounted security entry phone, ceiling mounted natural air infiltration fan, double doors to store/utility cupboard with plumbing for washing machine.

Living / Dining Room

Double glazed window, wood flooring, radiator, door to store cupboard housing the gas combination boiler, ceiling mounted natural air infiltration fan, open to:

Kitchen

A modern range of eye and base level units with wood work surfaces incorporating a one and half bowl sink, inset oven and hob with extractor above, integrated dishwasher and fridge/freezer, under cupboard lighting, wood flooring.

Master Bedroom

Double glazed window, carpeted flooring, flooring, radiator, ceiling mounted natural air infiltration fan.

Bathroom

A modern three piece suite comprising of an enclosed low level WC, wall mounted wash hand basin and a paneled roll top bath with mixer tap and shower attachment, part tiled walls and tiled flooring, radiator, shaver point, ceiling mounted natural air infiltration fan.

Allocated Parking

Is situated in a secure under ground parking

Communal Gardens

Situated in the centre of the development.

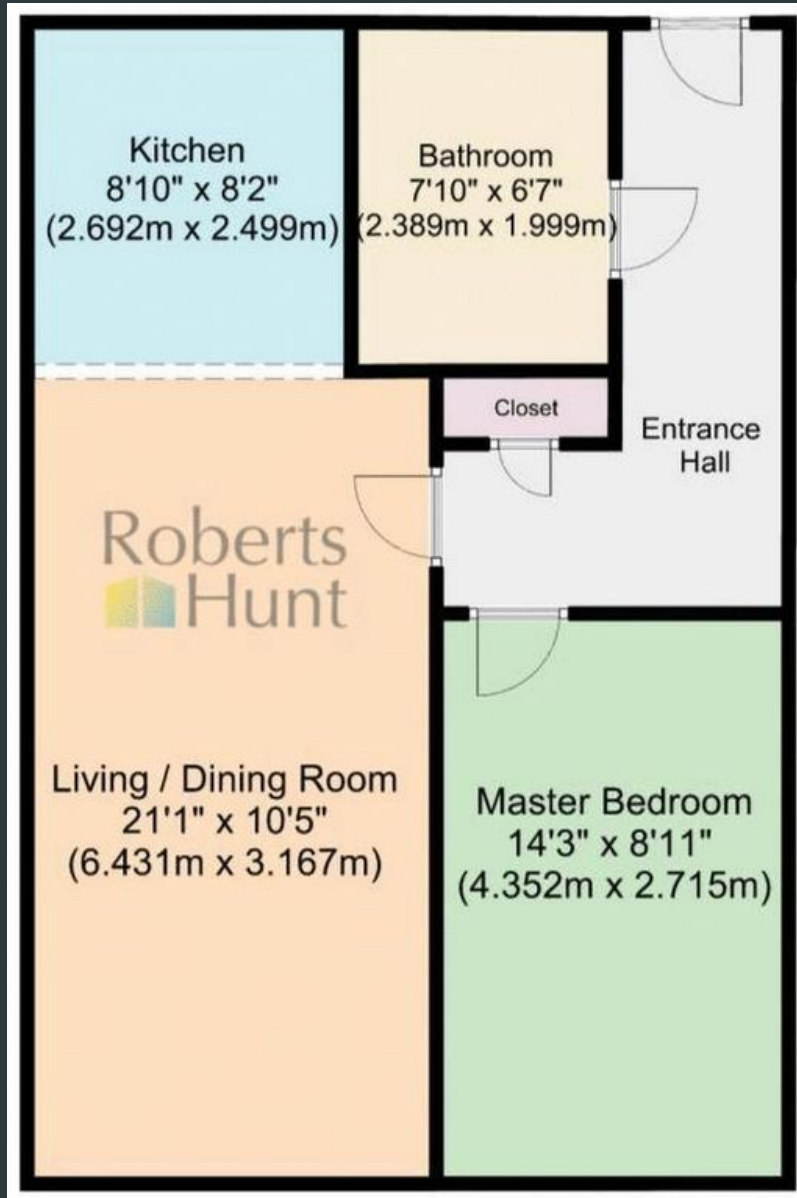
Tenure

We have been advised that there is 119 years remaining on the lease. A monthly service charge of £91.42 and yearly ground rent of approximately £250. We recommend that you verify this information with your solicitor at your earliest convenience.

Agents Note

The property is fitted with Vent Axia natural air infiltration fans which extract stale and moist air from the property, stopping any build up of condensation. Please be aware, the building is scheduled for maintenance from the beginning of June in order to comply with ESW1 requirements. Whilst an end date has not been confirmed, it is expected to be completed prior to exchange.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	