



## **8 Lastingham Court 213**

### **Laleham Road, Staines, TW18**

### **2NW**

WELL PRESENTED & SPACIOUS STUDIO APARTMENT WITH EXTENDED LEASE IN SMALL SOUGHT AFTER DEVELOPMENT IDEALLY LOCATED FOR TOWN CENTRE, MAINLINE TRAIN STATION & THE RIVER THAMES. The property benefits from a well proportioned studio room, separate modern fitted kitchen, modern white shower room, allocated parking and a long lease. No Onward Chain & Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### **Communal Entrance Door**

Stairs to second floor, door to:

### SECOND FLOOR

#### **Entrance Hall**

Light point, entry phone system, built in storage cupboard with plumbing for washing machine, cupboard housing hot water tank.

#### **Studio Room**

Front aspect window, light and power point, single radiator, telephone point, TV point.

#### **Kitchen**

Side aspect frosted window, range of wall cupboards and base units, single drainer stainless steel sink unit with mixer tap, built in oven and hob with extractor hood over (appliances not tested), light and power point, tiled floor.

#### **Shower Room**

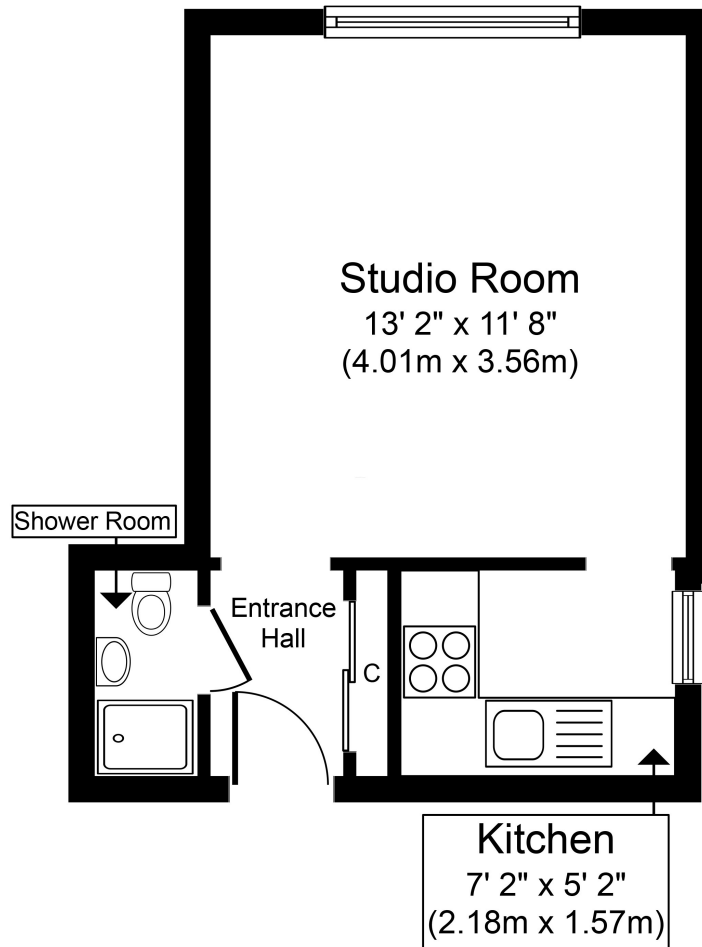
Built in shower unit, pedestal wash hand basin, low level WC, heated towel rail, wood effect laminate flooring, light and shaver point, extractor fan (not tested).

### OUTSIDE

#### **Communal Carpark**

One allocated parking space.

# 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. 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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