

£320,000 Leasehold

Magnolia House, Spelthorne Grove, Sunbury-on-Thames, Surrey TW16 7FA



- First Floor with Balcony
- High Performance Glazing
- Parking Space
- Approx. 784 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk from Sunbury Station

GENERAL DESCRIPTION

A good-sized, two-bedroom apartment on the first floor of a modern development, conveniently located only a short walk from Sunbury Cross Shopping Centre and Sunbury Railway Station. The property features a twenty-three-foot, dual-aspect kitchen/reception room which opens onto a balcony. There is a large bedroom with fitted wardrobe, a second comfortable double bedroom, an attractive bathroom and spacious entrance hallway. Well insulated walls, high performance glazing and gas central heating have resulted in an excellent energy-efficiency rating. The apartment comes with use of a parking space.

Tenure: Leasehold (125 years from 24/06/2015).

Service Charge: £158.71 per month (subject annual review).

Council Tax: Band C, Spelthorne Borough Council.

Ground Rent: £300.00 for the year.

Please **Note:** This property is currently part-owned by A2Dominion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

FIRST FLOOR

Entrance Hall

Reception

23' 4" max. x 12' 4" min. (7.11m x 3.76m)

Balcony

9' 0" x 5' 0" (2.74m x 1.52m)

Kitchen

included in reception measurement

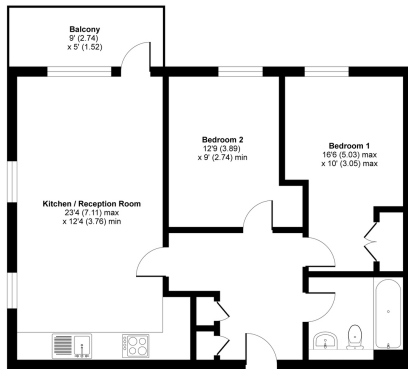
Bedroom 1

16' 6" max. x 10' 0" max. (5.03m x 3.05m)

Bedroom 2

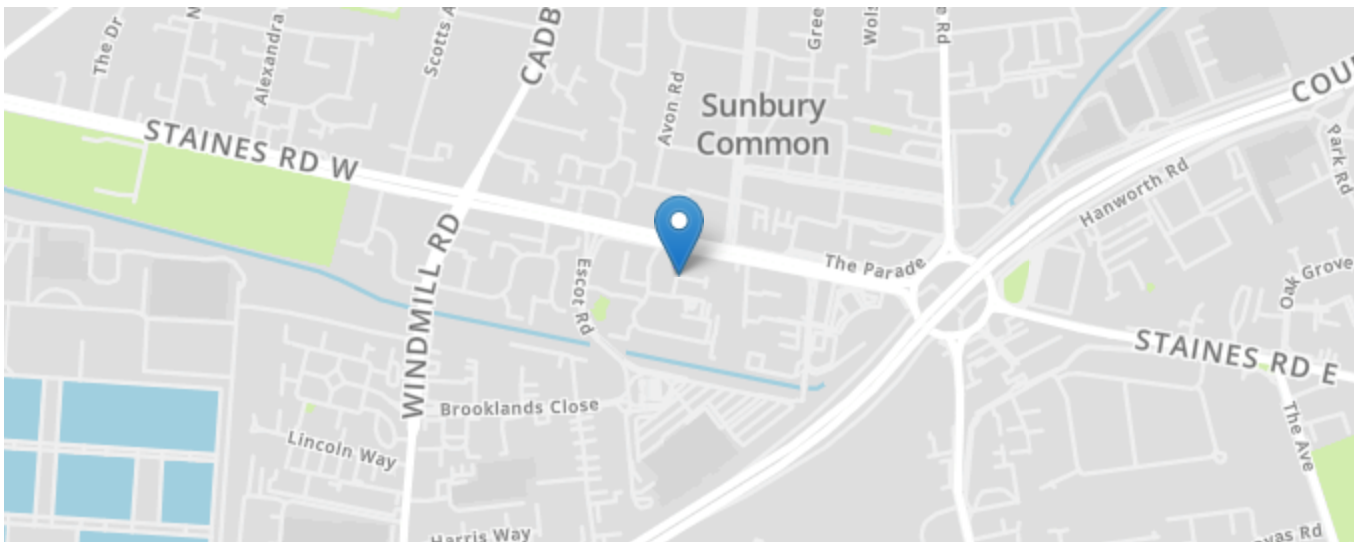
12' 9" x 9' 0" min. (3.89m x 2.74m)

Bathroom



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.