





**Dunstan Court, Leacroft, Staines-upon-Thames, Surrey TW18 4NX**  
**£229,950 - Leasehold**



## PROPERTY DESCRIPTION

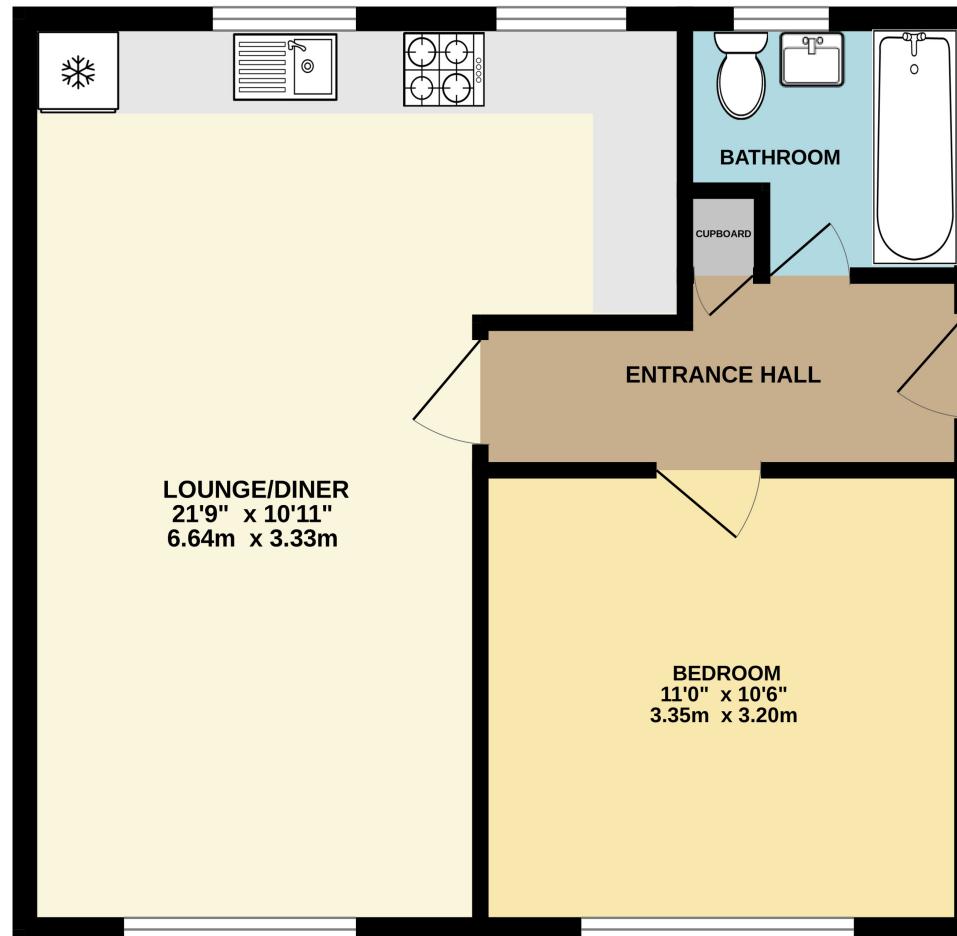
Situated in a highly sought-after location, just a short distance from Staines railway station and town centre, this beautifully refurbished ground floor apartment is perfect for first-time buyers, commuters, or investors alike. The property has been completely modernised throughout, featuring a brand-new fitted kitchen with built-in appliances, a spacious open-plan living/dining area, a double bedroom, and a stylish new bathroom with a shower over the bath. Fresh flooring and full redecoration add to the contemporary feel. Offered to the market with no onward chain and benefitting from a long lease, this apartment is ready to move straight into.

## POINTS OF INTEREST

- Prime location close to Staines station & town centre
- Ground floor apartment with its own entrance
- Fully refurbished throughout
- Open-plan living/kitchen with built-in appliances
- Modern fitted bathroom with shower over bath
- Double bedroom
- No onward chain
- Long Lease



**GROUND FLOOR**  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(65-80)	C	73
(55-68)	D	76
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		