



## **28 Dudley Place, STAINES- UPON-THAMES, TW19 7BG**

WELL PRESENTED AND SPACIOUS ONE BEDROOM APAREMTN IN POPULAR PURPOSE BUILT DEVELOPMENT IDEALLY LOCATED FOR HEATHROW AIRPORT & LOCAL MOTORWAY NETWORKS. The property benefits from a spacious lounge/diner, modern fitted kitchen, large double bedroom, modern white bathroom suite, a long lease and allocated parking. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Communal Entrance

With security entry-door leading to communal hallway with stair to second floor.

### Entrance Hall

Light and power points, entry-phone system, wall mounted electric heater, large storage cupboard, light point, cupboard housing hot water tank. Doors to:

### Lounge/Diner



Rear aspect UPVC double glazed window, light and power points, wall mounted electric heaters, TV point, open to kitchen.

### Kitchen



Range of modern fitted units at eye and base level, roll edged worktops, single drainer sink unit with mixer tap, space for washing machine and freestanding fridge/freezer. Built-in oven and hob with extractor over, tiled floor, light and power points.

### Bedroom

Rear aspect UPVC double glazed windows, light and power points, wall mounted electric heater.



### Bathroom

Panel enclosed bath with mixer tap and shower over, pedestal wash hand basin with mixer tap, low level W.C, heated towel rail, partly tiled walls, shaver point.



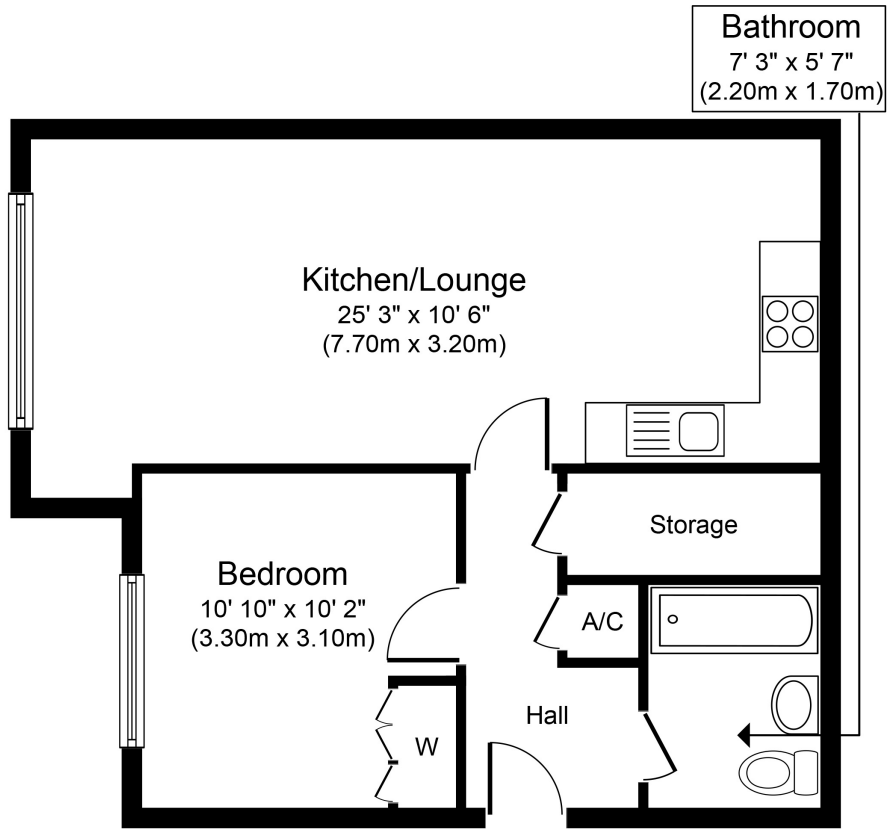
### Outside

#### Communal Grounds & Allocated Parking

Well-kept communal gardens, 1 Allocated parking bay and numerous visitor bays.



# FLOORPLAN



**Approximate Floor Area**  
**473 sq. ft.**  
**(43.9 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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