



2 The Shires, Bowes Road, STAINES-UPON-THAMES, Surrey

Offers in Excess of £240,000 Leasehold

JIGSAW ESTATES are delighted to present to the market this ground floor apartment conveniently located within walking distance of Staines-upon-Thames town centre and the River Thames and is offered with NO ONWARD CHAIN. The location further benefits fantastic commuter links with access onto the motorway network via the M25 and M3. Heathrow Airport is a short distance away and with frequent train services to Waterloo with a journey time of around 30 minutes.

Accommodation comprises; a welcoming entrance hall with a large storage cupboard, a generous double bedroom with fitted wardrobes, a stunning, dual-aspect open-plan living, dining and kitchen space and a luxury bathroom. Further benefits include gas central heating.

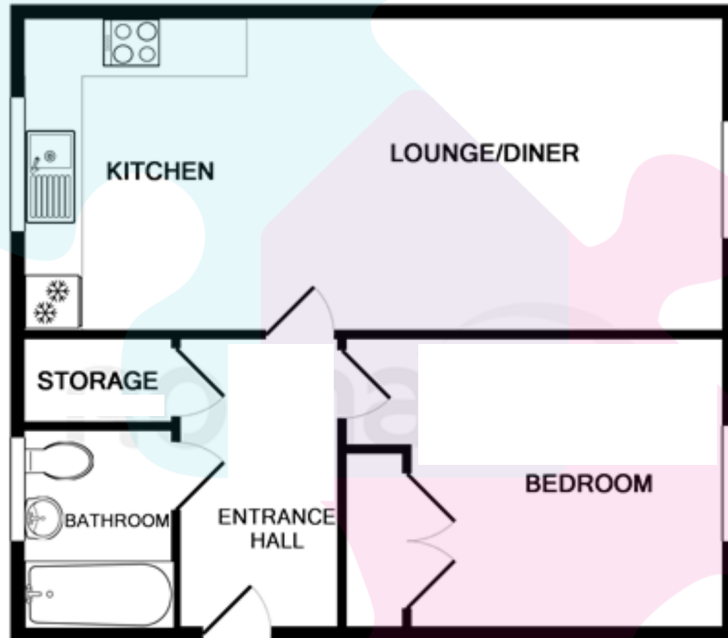
Mis-descriptions Act: We wish to inform prospective purchasers that we have not carried out a detailed survey or tested the services, appliances and specific fittings including any heating system for this property. Floorplans shown are for illustrative purposes only and are not drawn to scale.



- VIDEO TOUR AVAILABLE!
- GROUND FLOOR
- DOUBLE BEDROOM
- COUNCIL TAX BAND = C

- NO ONWARD CHAIN
- OPEN-PLAN KITCHEN LIVING AREA
- GAS CENTRAL HEATING

Ground Floor



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			
(92-100) A			
(81-91) B			
(69-80) C		79	80
(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	

