



## **36 Old Mill Place, Wraysbury STAINES, , TW19 5LY**

VERY WELL PRESENTED AND SPACIOUS ONE BEDROOM PENTHOUSE APARTMENT IN LUXURY PURPOSE BUILT DEVELOPMENT IDEALLY LOCATED FOR LOCAL MOTORWAY NETWORKS & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner with marble tiled floor, open to modern fitted kitchen, large double bedroom, modern white bathroom suite and gated underground parking. Unfurnished. Available 5th April.

## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### Communal Entrance

With stairs leading to second floor

### SECOND FLOOR

#### Hardwood front door leading to:

##### Entrance Hall

Light and power points, laminate wood-style flooring, security entryphone, high level fusebox, large built-in storage cupboard with shelving and hanging rail, further large built-in storage cupboard with wall mounted gas boiler, access to boarded loft space and doors to:

##### Kitchen

Rear aspect UPVC double glazed window, range of modern fitted units at eye and base level, laminate roll edged worktops, 1 1/2 bowl sink drainer unit with mixer tap, built-in stainless steel oven and hob with extractor over, space for automatic washing machine, built-in fridge/freezer, marble tiled flooring, recessed downlighter, power points.

##### Lounge/Diner (Reception)

Rear aspect UPVC double glazed window, marble tiled flooring, light and power points, telephone point, two single radiators.

##### Bedroom

Twin front aspect UPVC double glazed windows, light and power points, laminate wood-style flooring, range of built-in wardrobes providing ample hanging and shelving space, single radiator.

##### Bathroom

Modern white three piece bathroom suite comprising panel enclosed bath with mixer tap and shower over, low level W.C and wash hand basin inset to vanity unit. Fully marble tiled walls and floor, light and extractor, single radiator.

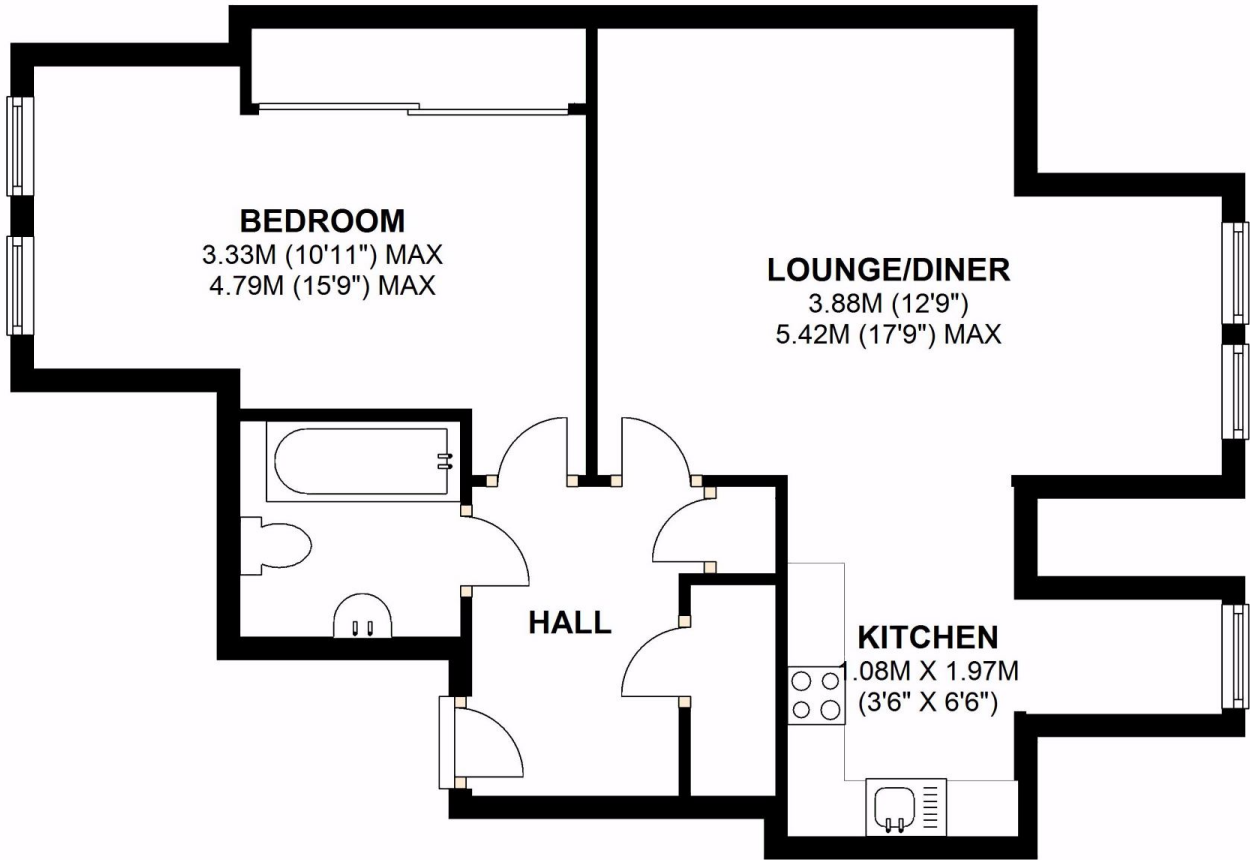
### OUTSIDE

#### Communal Grounds

Extensive communal grounds with mill pond. 1  
Underground gated parking bay.

FLOORPLAN

TOP FLOOR



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