



Flat 25 Berryscroft Court, Berryscroft Road, Staines-upon-Thames, TW18 1NA

WELL PRESENTED & SPACIOUS ONE BEDROOM RETIREMENT MAISONETTE SITUATED IN THIS SOUGHT AFTER DEVELOPMENT IDEALLY LOCATED FOR STAINES TOWN CENTRE & LOCAL SHOPS. Close to plenty of shops in both Two Rivers & Elmsleigh Shopping Centres, nearby bus and rail links connect with Egham, Hounslow, Ashford and London Waterloo. Residents share a welcoming lounge, kitchen & laundry area and there is a part-time On-site Professional Manager. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, large double bedroom and modern bathroom suite. No Onward Chain. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Covered Porch

With double glazed door leading to:

Entrance Lobby

Light and power points, stairlift and stairs to first floor.

First Floor

Lounge/Diner

Front aspect UPVC double glazed windows, light and power points, night-storage heater, TV point, built-in storage cupboard, entryphone system, door to Inner lobby with cupboard housing hot water tank and doors to:



Kitchen

Rear aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, sink drainer unit, space for cooker and low level fridge & freezer.



Bedroom 1

Rear aspect UPVC double glazed window, light and power points, night-storage heater, range of built-in wardrobes.



Bathroom

Walk-in bath, low level W.C, pedestal wash hand basin, partly tiled walls, heated towel rail, light and extractor.



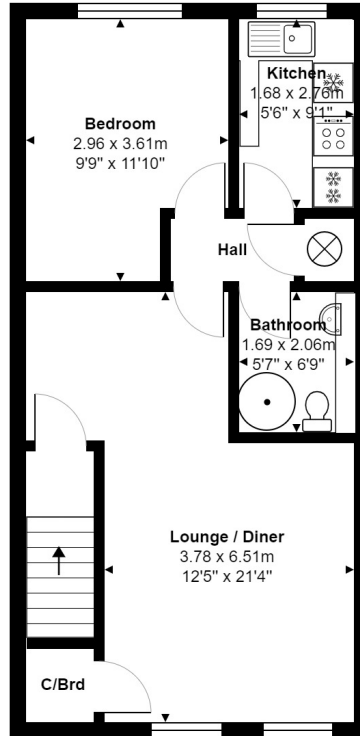
ROOM DESCRIPTIONS

Communal Areas

The property enjoys shared use of a communal Day room which also has use of a communal kitchen and Laundry area.



FLOORPLAN



Ground Floor

Total Area: 49.3 m² ... 531 ft²

All measurements are approximate and for display purposes only.