



48 Riverbank, Laleham Road, Staines-upon-Thames, Surrey. TW18 2QF.
2 Bedroom Apartment - £325,000 Leasehold

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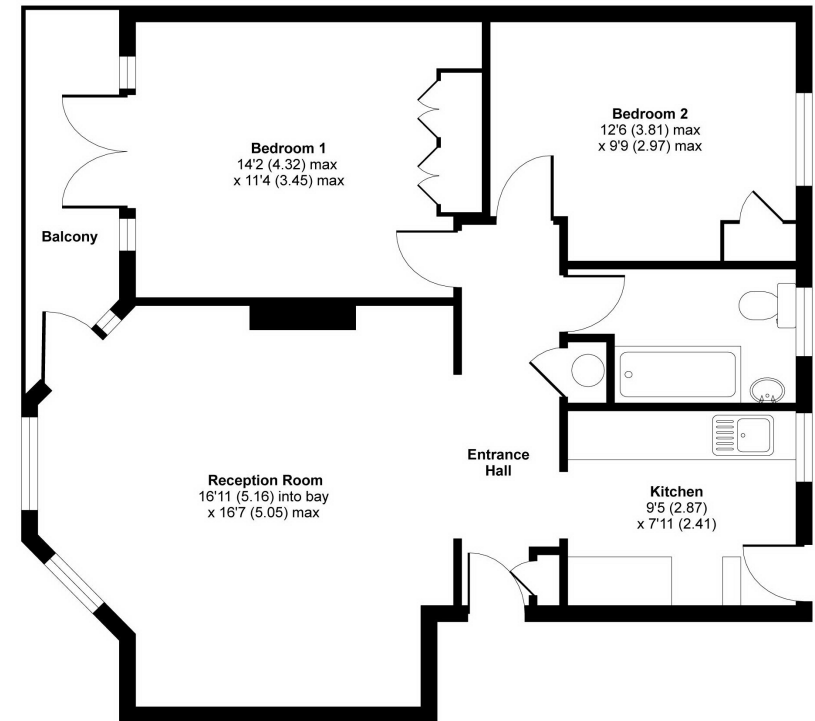
VERY WELL PRESENTED & SPACIOUS TWO BEDROOM APARTMENT SITUATED IN THIS MUCH SOUGHT AFTER RIVERSIDE MANSION BLOCK IDEALLY LOCATED FOR TOWN CENTRE, MAINLINE TRAIN STATION & RIVER THAMES. The property benefits from a spacious lounge/diner with private balcony overlooking the extensive communal grounds, separate modern fitted kitchen, two double bedrooms (balcony to bed 1), modern white bathroom suite, residents parking, a long lease and no onward chain. Viewings Highly Recommended!

Key Features

- NO ONWARD CHAIN
- CLOSE TO TOWN CENTRE & MAINLINE TRAIN STATION
- CHARMING CHARACTERFUL BUILDING
- DIRECT TOW PATH ACCESS
- EXTENSIVE COMMUNAL GARDENS
- LONG LEASE

Riverbank, Laleham Road, Staines TW18

APPROX. GROSS INTERNAL FLOOR AREA 734 SQFT / 68.1 SQM



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Gregory Brown Agents and no guarantee as to their operating ability or their efficiency can be given.

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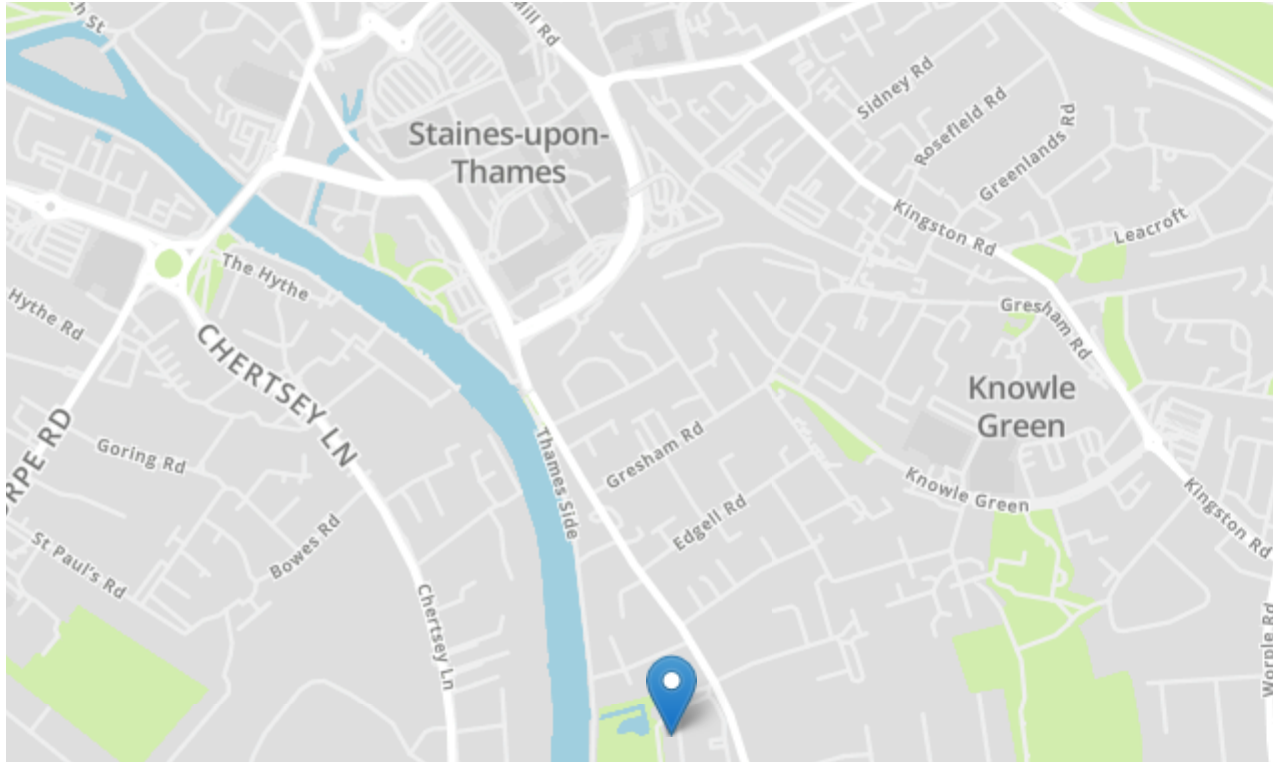


GREGORY BROWN
RESIDENTIAL SALES & LETTINGS



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Tenure	Leasehold
Lease Term	108 Years Remaining
Ground Rent	To Be Confirmed
Service Charge	To Be Confirmed
Local Authority	Spelthorne
Council Tax	per year (Band C)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rents (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Gregory Brown.

