



## **25 The Oaks Moormede Crescent, Staines-upon- Thames, Surrey, TW18 4SH**

WELL PRESENTED AND SPACIOUS APARTMENT SITUATED IN THIS MUCH SOUGHT AFTER GATED DEVELOPMENT IDEALLY LOCATED IN THE CENTRE OF STAINES CONVENIENTLY POSITIONED WITHIN MOMENTS OF HIGH STREET & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner, separate modern fitted kitchen, large double bedroom with built-in wardrobes, modern white bathroom suite and covered allocated parking. No Onward Chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### Communal Hallway

With security entry-door, stairs to first floor.

### Entrance Hall

Light and power points, entry-phone, radiator, cupboard housing hot water tank, wood-style laminate flooring.

### Lounge/Diner

Rear and side aspect UPVC double glazed windows, light and power points, two radiators, TV point, wood-style laminate flooring.



### Kitchen

Rear aspect UPVC double glazed window, range of fitted units at eye and base level, sink drainer unit, built-in oven and hob, integrated fridge/freezer, space for washing machine. Wood-style laminate flooring, cupboard housing boiler.



### Bedroom 1

Front aspect UPVC double glazed window, light and power points, radiator, wood-style laminate flooring, built-in wardrobes, built-in storage cupboard.



### Bathroom

Panel enclosed bath, low level W.C, wash hand basin inset to cabinet, partly tiled walls, tiled floor.



## ROOM DESCRIPTIONS

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### Outside

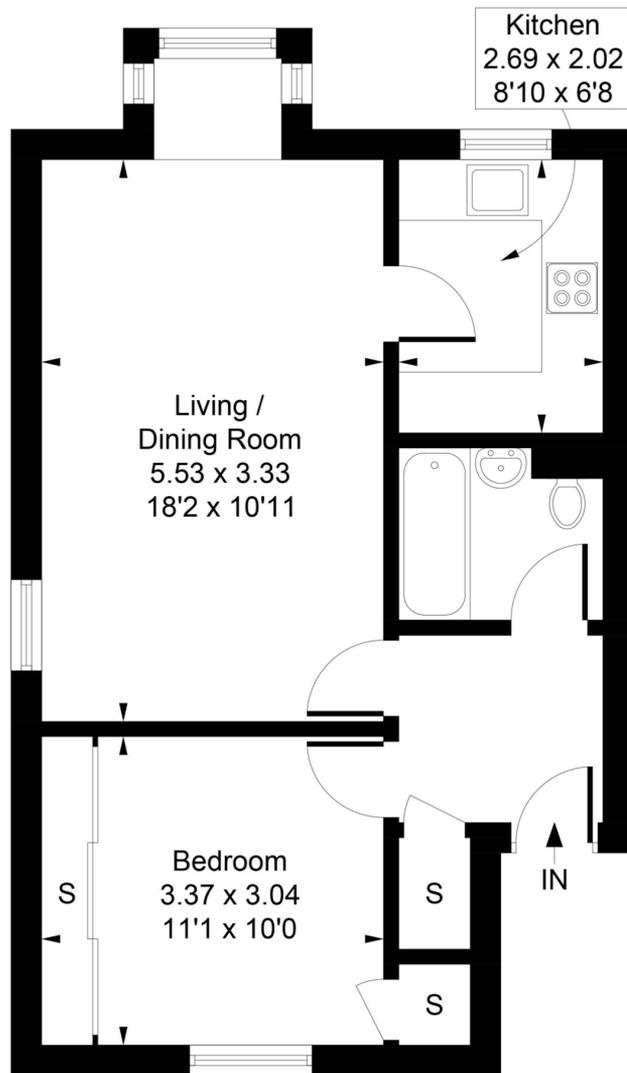
#### **Communal Grounds & Parking**

1 covered allocated parking bay, well-kept communal grounds.



# FLOORPLAN

Approximate Gross Internal Area = 46.68 sq m / 502 sq ft



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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