

FOR SALE

£300,000 Leasehold



Diamedes Avenue, Stanwell, Staines-upon-Thames, Surrey. TW19 7JE

- Entrance Hall
- Spacious Lounge/ Diner
- Modern Kitchen
- Three Good Sized Bedrooms
- Family Bathroom
- Double Glazing
- Central Location
- Combi Boiler
- Large Brick Store Shed
- No Onward Chain



PROPERTY DESCRIPTION

A spacious first floor, split level maisonette with rear storage shed, ample parking and easy access to local amenities, including schools, Ashford Hospital and public transport links. Offered to the market with no onward chain and finished to a high standard. An early viewing is recommended to avoid missing out.



ROOM DESCRIPTIONS

Entrance

Approached via a front aspect wooden door, laminate flooring, carpeted stairs to first floor with storage under.

Kitchen

3.4m x 3.0m (11' 2" x 9' 10") Front aspect double glazed windows and a modern kitchen with integrated combi boiler, drainage sink, oven, hob, extractor fan and space for white goods. Laminate flooring and tiled splash back.

Lounge

5.2m x 4.0m (17' 1" x 13' 1") Rear and side aspect double glazed windows, laminate flooring, wall mounted radiator, fireplace and ample space for lounge and dining room furniture.

First Floor Landing

Carpeted flooring, doors to all rooms and loft hatch.

Principle Bedroom

4.0m x 3.0m (13' 1" x 9' 10") Rear and side aspect double glazed windows, carpeted flooring and wall mounted radiator.

Bedroom Two

3.5m x 3.0m (11' 6" x 9' 10") Front aspect double glazed windows, laminate flooring, built in wardrobe and wall mounted radiator.

Bedroom Three

3.0m x 2.0m (9' 10" x 6' 7") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bathroom

Front aspect double glazed windows with frosted glass, low level WC, sink basin, vinyl flooring and tiled walls.

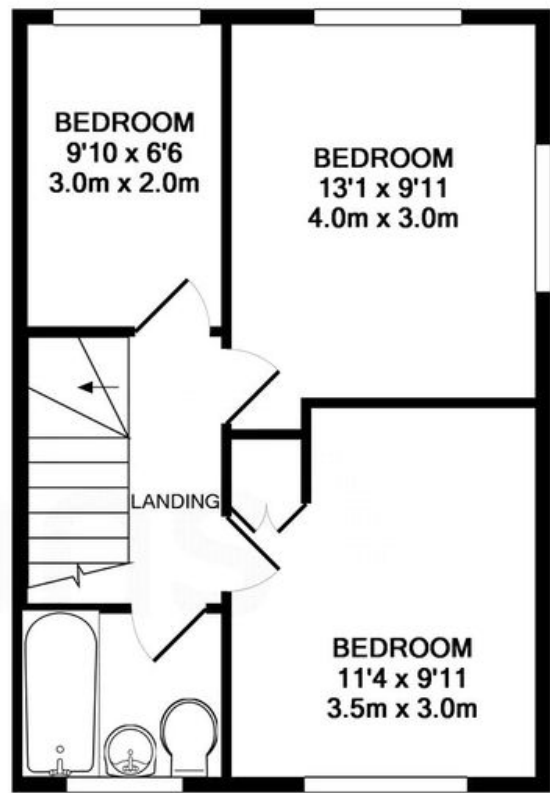
Tenure

We have been advised there is approximately 990 years lease remaining with a service charge of £135 per calendar month and no ground rent. We recommend you confirm all information with your solicitor prior to exchange.





GROUND FLOOR



1ST FLOOR

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. 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+) A		
(81-91) B		
(69-80) C	76	77
(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 	