



3 Lazare Court, Gresham Road, Staines-upon-Thames, Surrey. TW18 2BY

- Entrance Hall
- Open Plan Kitchen/ Living Room
- 3 Large Bedrooms
- Modern Shower Room
- Communal Garden
- Allocated Parking
- Share of Freehold
- 188 Year Lease
- Close to Station
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

A spacious and beautifully presented ground floor apartment with share of freehold and 188 year lease. Conveniently located in a popular residential road, just a 2minute walk from Staines Station and short distance from the local high street. The property was completely refurbished less than two years ago and finished to the highest of standards, boasting high ceilings, large communal garden and allocated rear parking. Contact our office now for more information.



ROOM DESCRIPTIONS

Entrance Hall

Approached via a communal hallway, side aspect wooden door into apartment with laminated flooring, wall mounted radiator and built in airing cupboard housing washing machine.

Living Room

3.80m x 5.99m (12' 6" x 19' 8") Front aspect double glazed bay window, electric fireplace, laminate flooring and wall mounted radiator. Open plan with;

Kitchen

Open plan with the living room. A modern range of eye and base level units forming a peninsular with island seating and marble effect worktop. Integrated composite inset sink, fridge/ freezer, dishwasher, oven, induction hob and kitchen extractor. Laminate flooring and tiled splash back.

Primary Bedroom

2.07m x 4.07m (6' 9" x 13' 4") Rear aspect double glazed windows, built in corner wardrobes with mirrored door, laminate flooring and wall mounted radiator.

Bedroom Two

1.61m x 3.41m (5' 3" x 11' 2") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Bedroom Three

2.40m x 3.41m (7' 10" x 11' 2") Rear aspect double glazed windows, laminate flooring and wall mounted radiator.

Shower Room

1.84m x 1.89m (6' 0" x 6' 2") Rainfall corner shower, low level WC, floating vanity, heated towel rail, extractor fan and tiled floor/ walls.

Communal Garden

Well maintained front and rear gardens, mostly laid to lawn.

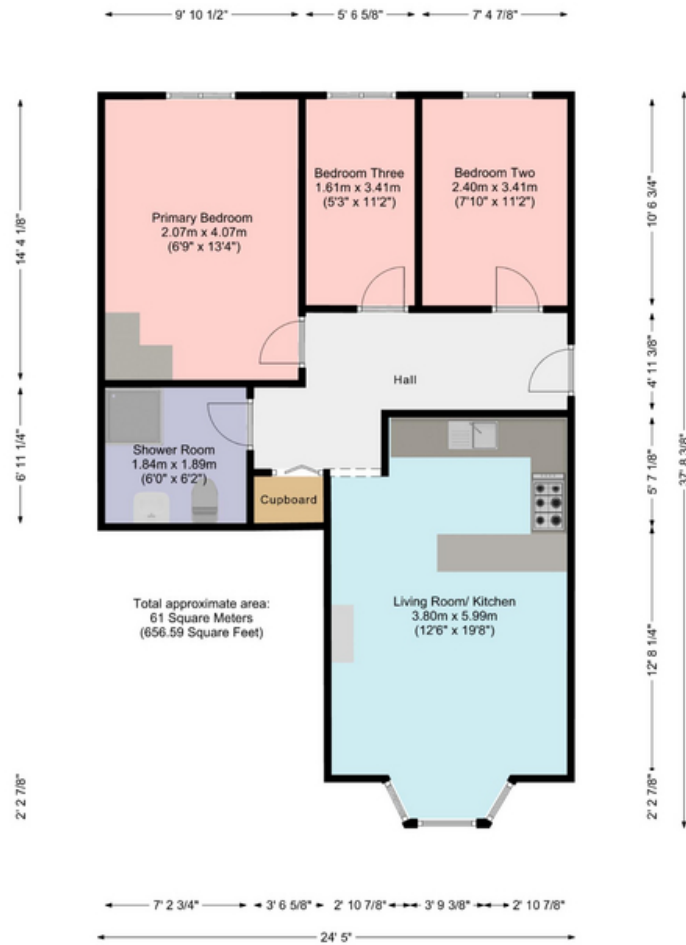
Parking

There is one allocated parking for each property, with space to park an additional car if needed.

Tenure

We have been advised the property owns a share of the freehold and has approximately 188 year lease remaining. There is a monthly charge of £90 which includes service charge and building insurance. There is no ground rent. We recommend you confirm this information with your solicitor prior to exchange.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(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	

Feltham
343, Bedford Lane, Feltham, TW14 9SD
02088937618
info@robertshunt.co.uk