

**REDUCED**

£284,950 Leasehold



# Whitley Close, Stanwell, Staines-Upon-Thames. TW19 7EZ

- Entrance Hall
- Spacious Lounge/ Diner
- Modern Kitchen
- Two Bedrooms
- Large Bathroom
- Ample Storage Space
- Garage in Block
- 900+ Year Lease
- Double Glazing
- Highly Recommended



## PROPERTY DESCRIPTION

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A spacious and versatile first floor maisonette with ample storage and loft space. Offered to the market with a 900+ year lease and a modern interior as well as a garage located in a nearby block. Conveniently located in a popular residential road, just a short distance from local schools, Ashford High Street and plenty of local transport links. Contact our office for more information.



### **Entrance**

Approached via a rear aspect UPVC door, a built in storage cupboard and separate utility space large enough to house the combi boiler, dryer and coat storage and doors to all rooms.

### **Lounge/ Diner**

3.35m x 4.74m (11' 0" x 15' 7") Side aspect double glazed windows, carpeted flooring, wall mounted double radiator and ample space for lounge and dining furniture. Wooden door to;

### **Kitchen**

3.35m x 1.87m (11' 0" x 6' 2") Side aspect double glazed windows, a modern range of eye and base level units with integrated 1.5 bowl drainage sink, oven, gas hob, extractor fan and space for washing machine and fridge/ freezer.

### **Bedroom One**

3.04m x 4.45m (10' 0" x 14' 7") Front aspect double glazed window, carpeted flooring and space for super king size bed, wardrobes and dressers.

### **Bedroom Two**

2.19m x 3.76m (7' 2" x 12' 4") Front aspect double glazed windows, carpeted flooring and wall mounted radiator.

### **Bathroom**

1.65m x 2.18m (5' 5" x 7' 2") Side aspect double glazed window with frosted glass, bath tub with shower attachment, low level WC, pedestal wash basin, heated towel rail, vinyl floor and tiled walls.

### **Garage**

Located in a block behind the property and accessed via an up an over door. Parking in front.

### **Tenure**

We have been advised there is over 900 years remaining on the lease and has an annual ground rent of £10. The service charge is £153 per month and insurance is £29 per month. We recommend you confirm all information with your solicitor prior to exchange.



## FLOORPLAN

