



**Flat 44 Berryscroft Court, Berryscroft Road, Staines-upon-Thames. TW18 1NA.**  
**1 Bedroom Retirement Property - £125,000 Leasehold**

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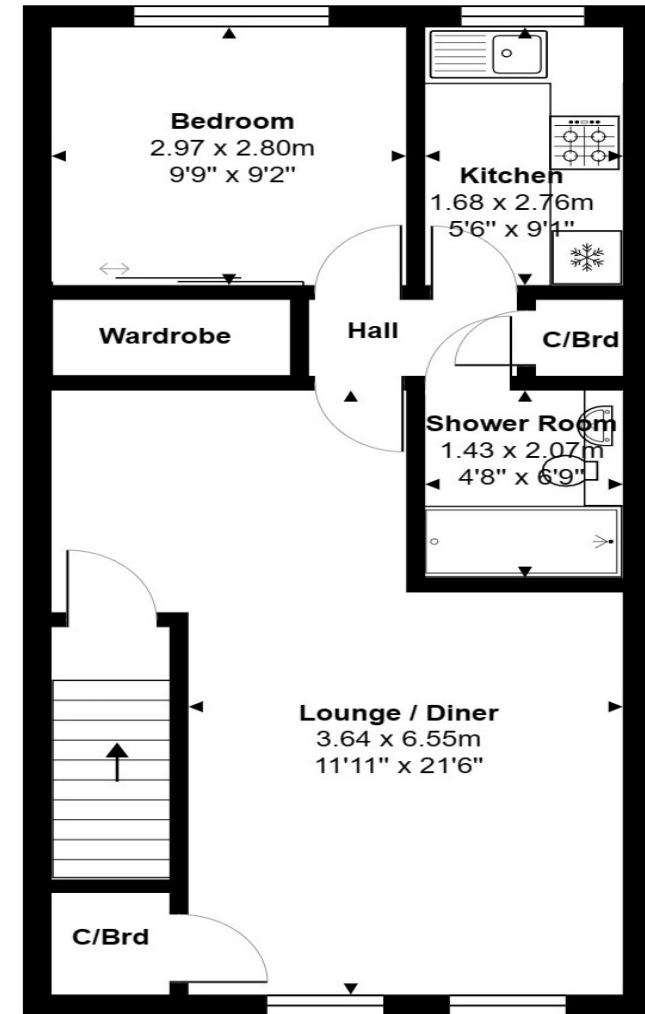
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## 1 Bedroom Retirement Property - £125,000 Leasehold

WELL PRESENTED & SPACIOUS RETIREMENT APARTMENT SITUATED IN THIS SOUGHT AFTER DEVELOPMENT IDEALLY LOCATED FOR STAINES TOWN CENTRE & LOCAL SHOPS. The property is in good order throughout and benefits from a spacious lounge/diner, modern fitted kitchen, large double bedroom and a modern white bathroom suite. No Onward Chain. Viewings Highly Recommended!

### Key Features

PRIVATE ENTRANCE  
RESIDENTS LOUNGE & LAUNDRY  
MODERN KITCHEN & BATHROOM  
NO ONWARD CHAIN  
CLOSE TO LOCAL SHOPS  
RESIDENTS PARKING



First Floor

Total Area: 50.2 m<sup>2</sup> ... 541 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

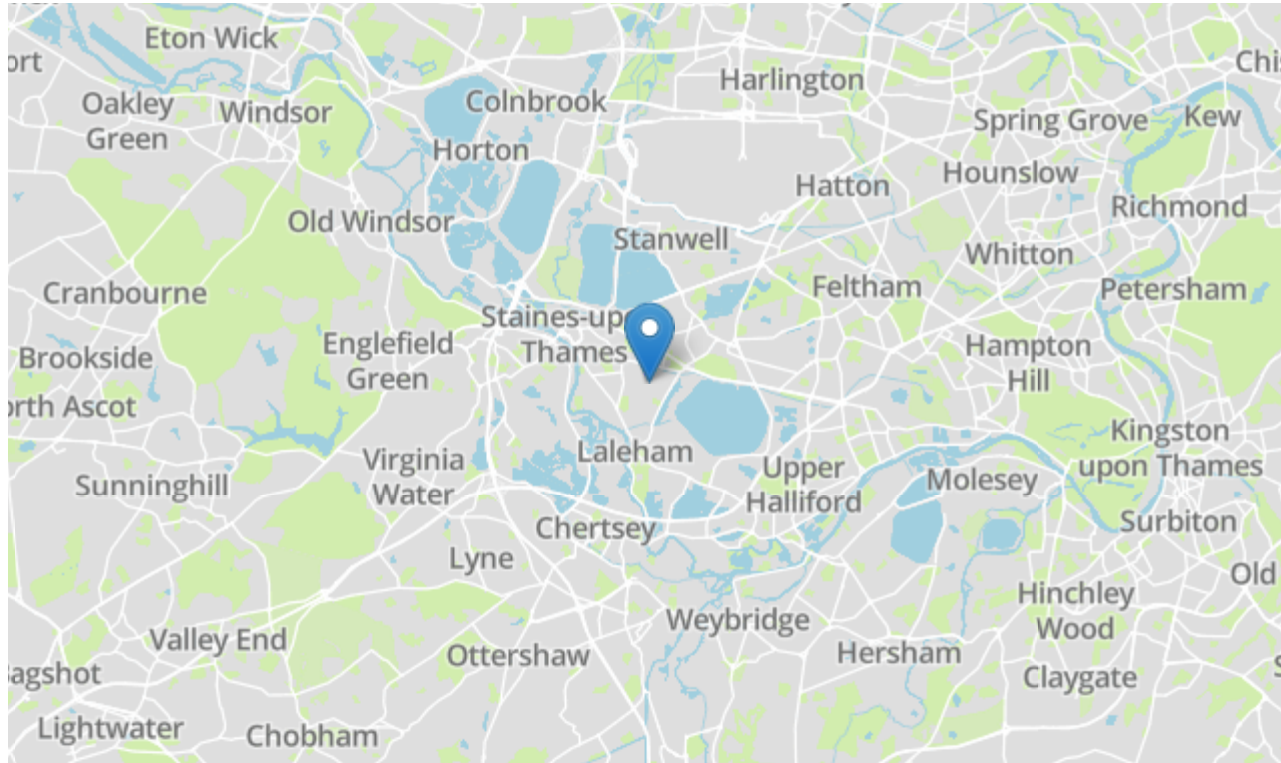


**GREGORY BROWN**  
RESIDENTIAL SALES & LETTINGS



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Tenure	<b>Leasehold</b>
Lease Term	<b>To Be Confirmed</b>
Ground Rent	<b>£20 PA</b>
Service Charge	<b>£2600 PA</b>
Local Authority	
Council Tax	

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.

