



2 Edgecumbe Court, Laleham Road, Staines-upon-Thames, Surrey, TW18 2ER

WELL PRESENTED & SPACIOUS TWO BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE PATIO AREA SITUATED IN SOUGHT AFTER DEVELOPMENT IDEALLY POSITIONED FOR STAINES TOWN CENTRE & MAINLINE TRAIN STATION. The property benefits from a spacious lounge/diner with sliding doors to patio, separate modern fitted kitchen, two double bedrooms, modern white bathroom suite, residents parking bays, garage and share of freehold. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Communal Entrance

With security entry door leading to Communal Hallway with hardwood door to:

Entrance Hall

Light and power points, radiator, built-in storage cupboard housing fuseboard, built-in storage cupboard with shelving. Doors to:

Lounge

Rear aspect UPVC double glazed doors to paved patio area, light and power points, radiator.



Kitchen

Side aspect UPVC double glazed window, range of modern fitted units at eye and base level, roll edged worktops, built-in oven and hob with extractor over, sink drainer unit, space for washing machine & fridge/freezer, wall mounted boiler.



Bedroom 1

Rear aspect UPVC double glazed window, light and power points, radiator, built-in wardrobes.



Bedroom 2

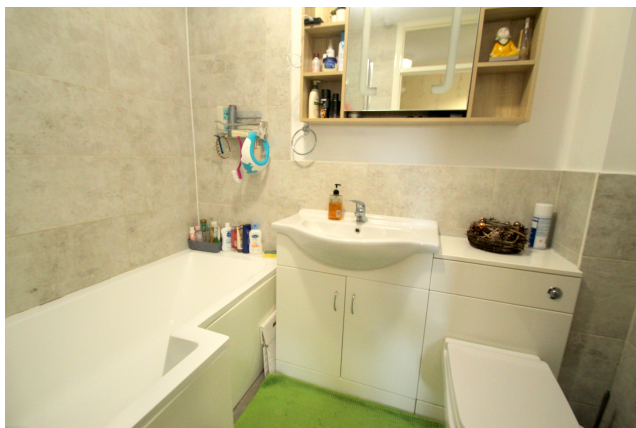
Rear aspect UPVC double glazed window, light and power points, radiator.



ROOM DESCRIPTIONS

Bathroom

Panel enclosed shower bath, wash hand basin inset to cabinet, low level W.C, light and extractor, partly tiled walls.



Outside

Communal Grounds & Parking

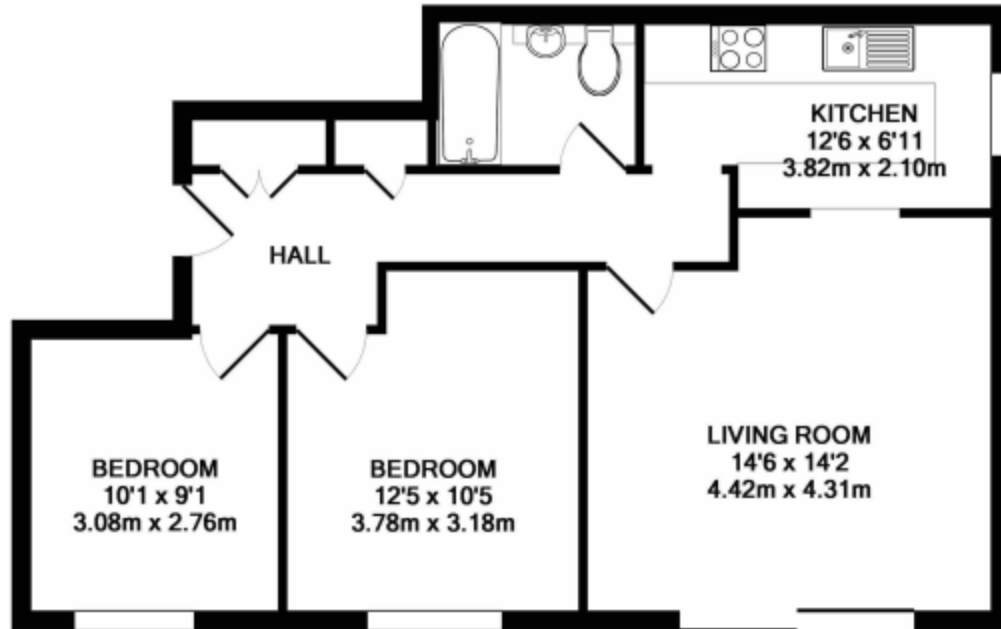
Well maintained communal gardens, numerous parking bays.

Garage

With metal up and over door.



FLOORPLAN



GROUND FLOOR FLAT

LALEHAM ROAD, STAINES
INTERNAL FLOOR AREA
(APPROX.) 625 sq ft/ 58.1 sq

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2017.