



## **63 Romana Ct Sidney Road, Staines-upon-Thames, Surrey, TW18 4QJ**

HUGELY SPACIOUS TWO BEDROOM APARTMENT IN SOUGHT AFTER DEVELOPMENT WITHIN MOMENTS OF HIGH STREET & MAINLINE TRAIN STATION. The property will require some internal updating but currently benefits from a spacious lounge/diner open to fitted kitchen, two well proportioned bedrooms, bathroom and two allocated parking bays. No Onward Chain. Viewings Highly Recommended!

## ROOM DESCRIPTIONS

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### **Communal Entrance**

With security-entry door, lift and stairs to 3rd floor.

### **Third Floor**

#### **Entrance Hall**

Light and power points, entryphone, heater, built-in storage cupboard, doors to:

#### **Lounge/Diner**

Front aspect UPVC double glazed window, light and power points, heater, built-in storage cupboard.



#### **Kitchen**

Side aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, sink drainer unit, roll edged worktops, built-in oven and hob, space for washing machine, low level fridge & freezer.



### **Bedroom 1**

Side aspect UPVC double glazed window, light and power points, heater, built-in wardrobes.



### **Bedroom 2**

Side aspect UPVC double glazed window, light and power points, heater, built-in wardrobe.



### **Bathroom**

Panel enclosed bath with shower over, wash hand basin, low level W.C, cupboard housing hot water tank, light point.

### **Outside**

#### **Well Kept Communal Gardens & Parking**

2 Allocated parking bays, well-maintained communal grounds, bin-storage area. Numerous visitor bays.

FLOORPLAN

Approximate Gross Internal Area 608 sq ft – 56 sq m

