

The Frost Partnership

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36 Wraysbury House, 4-16 London Road, Staines, Middlesex TW18 4BP

Asking Price £375,000 Leasehold



Final Release ****60% SOLD**** 'The Wraysbury' is a collection of 53 stylish apartments and duplexes, each with secure underground parking in the riverside market town of Staines-upon-Thames. Located within 1.5 miles of the M25, 3.5 miles from Heathrow Terminal 5 and with a journey time of 37 minutes into Central London, it is one of the most 'connected' parts of the UK. Flat 36 is a two bedroom second floor duplex apartment. EPC Banding B.

Council Tax Band:

Spelthorne Borough Council, Council Tax Band C being £1,957.14 for 2023/24.

Leasehold Information.

We have been advised there are approximately 999 years unexpired. Ground Rent and Service/Maintenance Charge notifications are pending.

AGENT'S NOTE

Mortgage Advice Bureau (MAB) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Solicitors

We are pleased to confirm that we offer you and all our clients the opportunity to consult with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement. It is your decision whether you choose to deal with any of the panel of solicitors. Should you decide to use one of them, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from them. You will not have to pay anything with regard to this to The Frost Partnership.

Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.