

# The **Frost** Partnership

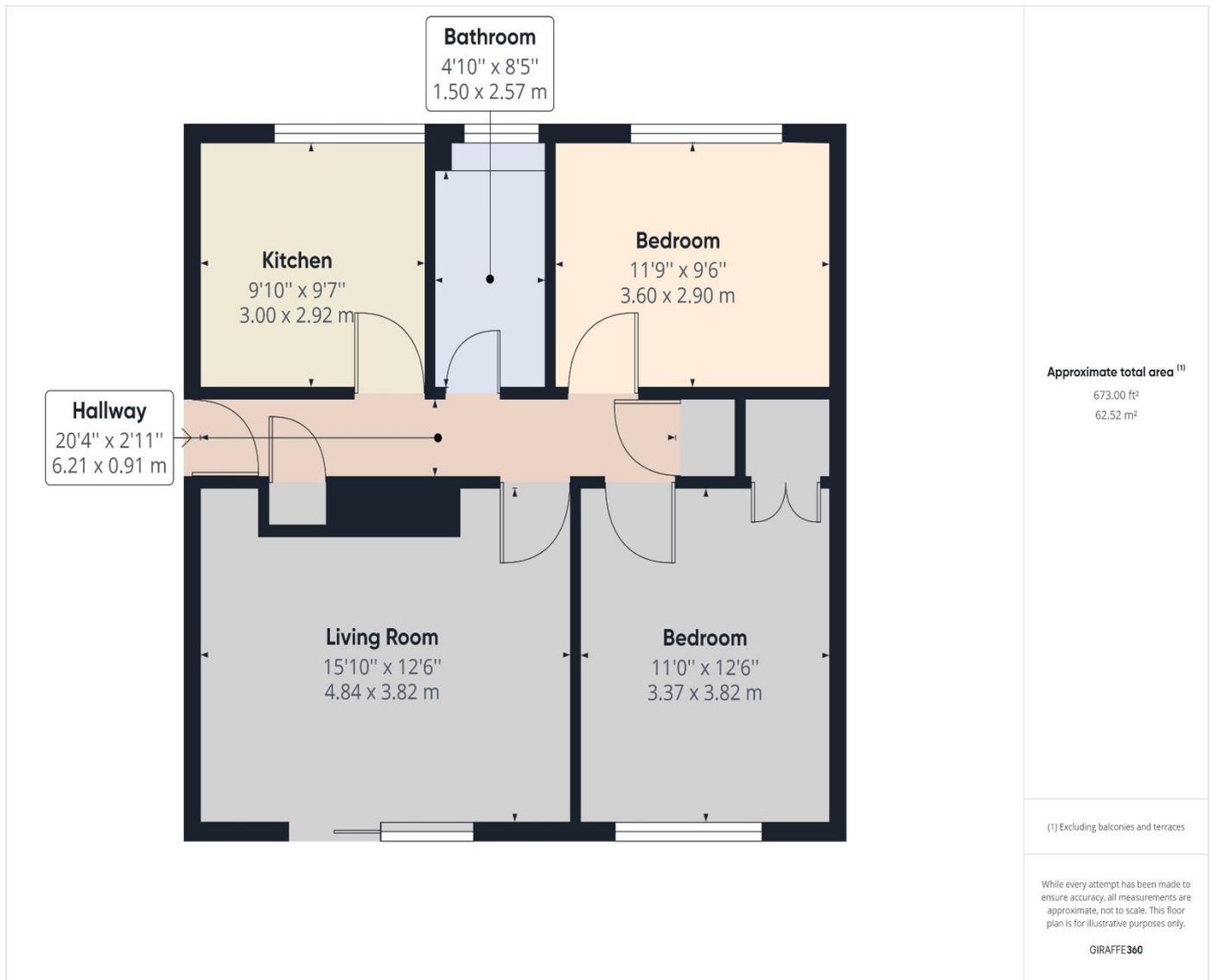
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**48 Wyatt Road, Staines-upon-Thames, Middlesex TW18 2AY**

**Offers in Excess of £250,000 Leasehold**



A very good size two double bedroom second floor apartment situated within a few minutes' walk from the station and close to the town centre. The property benefits from a good size separate kitchen, good size lounge with patio doors leading to a balcony, communal garden and lockup storage shed. The lease is currently 86 years. There is no onward chain. EPC Rating: C



### Council Tax Band: C

Spelthorne Borough Council, Council Tax Band C being £1,813.07 for 2021/22.

### Lease Information:

We have been advised that there are 86 years remaining on the lease. Ground rent is £10 per annum and maintenance charge is £120 per month.

#### 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.

Home Legal Services (HLS) We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. 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.