

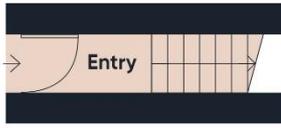
The Frost Partnership

Staines Sales: T: 01784 464606 E: staines@frostweb.co.uk

**Flat 21, Berryscroft Court, Berryscroft Road, Staines-upon-Thames,
Asking Price £125,000 Leasehold**



The Frost partnership are delighted to present this one bedroom first floor maisonette located within a popular development for the over 60s in Staines-Upon Thames. The property benefits a large open plan reception/dining room, master bedroom, bathroom and a good sized kitchen. The Development has a part time on site warden and a 24 hour external on call service. Further benefits include a communal social room and laundry area. Viewings are highly recommended and strictly via appointment only. EPC Rating: C



Ground Floor Building 1



Bathroom
2.05 x 1.66 m
6'8" x 5'5"

Kitchen
2.77 x 1.65 m
9'1" x 5'5"

Floor 1 Building 1

Approximate total area⁽¹⁾
517.86 ft²
48.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Council Tax Band: C

Spelthorne Borough Council, Council Tax Band C being £1,895.12 for 2022/23.

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.