



ESTATE AGENTS

**Tel: 01784 441818**

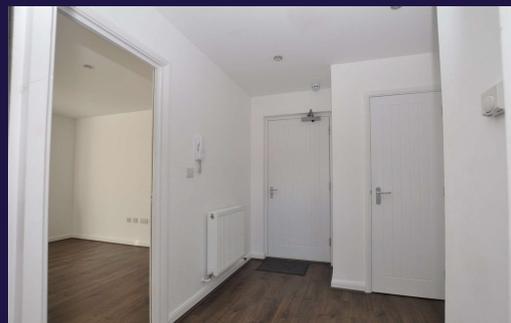
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4 Clarence Street, Staines Upon Thames, TW18 4SP

Flat 6, 119-121 Clare Road, Stanwell, Staines-upon-Thames, Surrey, TW19 7QP

Offers In Excess Of £200,000



Oasis are delighted to offer to the market as the sellers sole agents this newly refurbished apartment. Conveniently located in the heart of Stanwell with excellent transport links to Heathrow and the motorway network this modern apartment is finished to the highest of specification and includes an open plan kitchen/living area, integrated appliances and a modern bathroom. The apartment also benefits from allocated parking.

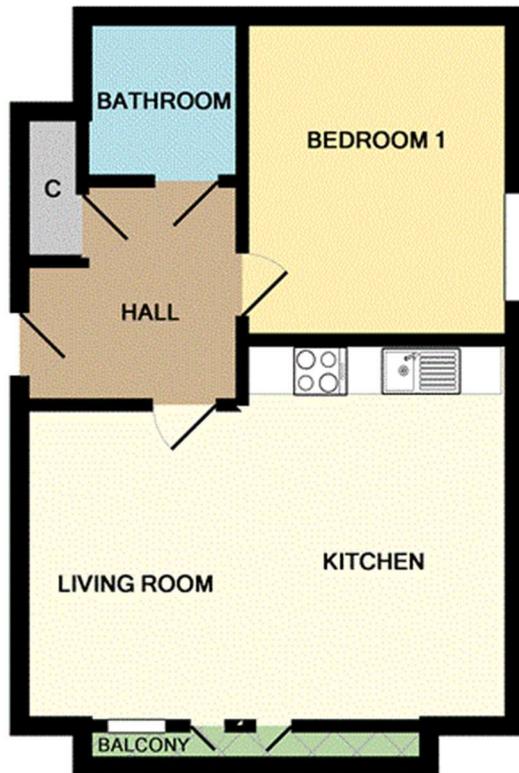
This apartment will be popular with both investors and buyers alike, providing rental yields of around 4.2%. Early enquiries are highly recommended to avoid disappointment. Viewings can be arranged seven days a week on 01784 441818.

### Property Profile

- Leasehold
- 123 years remaining
- One Bedroom Apartment
- Modern Fitted Kitchen and Bathroom
- Open Plan Living
- Close to Heathrow Airport
- Potential Rental £950 per month
- Potential Yield Approx. 4.9%
- Service Charge Approx. £84 per month
- Ground Rent £250 per annum
- Spelthorne Borough Council
- Council Tax Band C £1,703.57 per annum

## Directions

Stanwell, which has won the South East in Bloom urban Village award on a number of occasions, still manages to maintain the atmosphere of a village. A particular feature is the Spire of St Mary's Church forming a distinctive landmark. There area number of shops in the centre including a Sainsbury's local and some popular 18th century public houses. There is easy access to Heathrow airport and the underground at Hatton Cross. The larger shopping centre's of Staines, Feltham and Ashford are close by as is the M25, A30 and the A4 into central London. There is a good local bus network and British Rail in Ashford as is a large Tesco's superstore.



TOTAL APPROX. FLOOR AREA 559 SQ.FT. (51.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Viewing by appointment via our Staines Office:

Mallard Court  
4 Clarence Street  
Staines upon Thames  
TW18 4SP

Tel: 01784 441818  
Fax: 01784 441313  
Email:  
sales@oasisestateagents.com

Please note that under the Consumer Protection Regulations we have endeavoured to make these particulars as reliable and accurate as possible but their accuracy is not guaranteed and they do not form part of any contract as they are prepared as a general guide. We have not carried out a detailed survey or tested any of the appliances, services or specific fittings. Room sizes should not be relied upon for carpets and furnishings. Internal photographs are intended as a guide only and it should not be assumed that any furniture/fittings are included in the sale. Where shown details of the lease, ground rent and service charge have been provided by the Vendor and their accuracy cannot be guaranteed. The buyer is advised to obtain verification from their Solicitor or Surveyor.