



ESTATE AGENTS

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4 Clarence Street, Staines Upon Thames, TW18 4SP

**10 King Acre Court, Moor Lane, Staines-upon-Thames, Surrey, TW18 4XL**  
**Offers in Excess of £250,000**



A spacious one bedroom house which will make an ideal first time or investment purchase being offered to the market with no onward chain. This home has been let successfully for a number of years at £1100 per calendar month giving a return of nearly 5% plus capital growth. Situated in a quiet mews with pleasant open views over Staines Moor and just a short walk from the town centre. Accommodation is arranged over two floors and has recently been redecorated with new carpets. The property comprises; open plan lounge and modern fitted kitchen area with appliances; modern three-piece bathroom suite, spacious double bedroom with large built in wardrobes whilst externally there is a private compact rear garden backing onto the Moor. There is also allocated off-road private parking in a residents only car park to the front of the property.

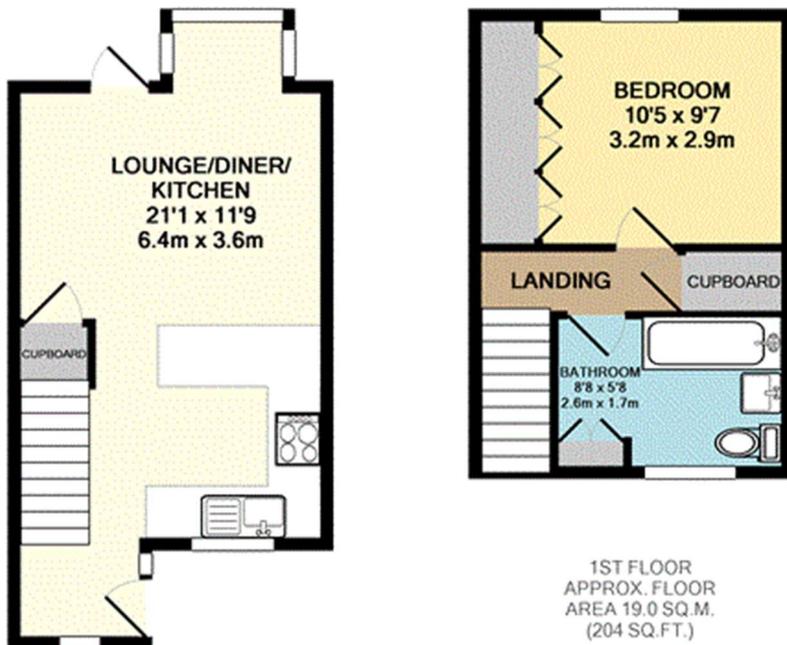
Viewings can be arranged seven days a week by contacting the sales team on 01784 441818.

### Property Profile

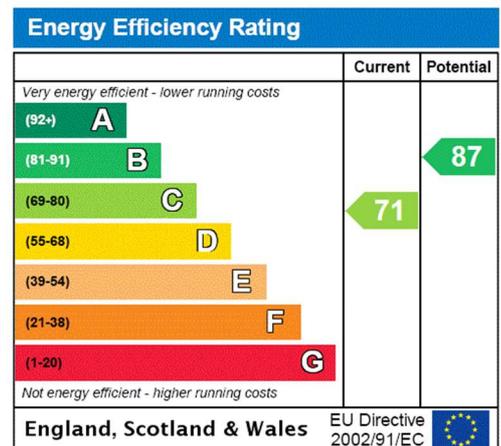
- No onward chain
- One Bedroom House
- Open Plan Lounge
- Modern Kitchen
- Courtyard Garden
- Modern Bathroom
- Allocated Parking
- Spelthorne Council
- Council Tax Band C - £1,766.30 per annum

## Situation

The property is situated in a much sought after location, close to the town centre and railway station. Staines-upon-Thames is a prosperous riverside market town, with direct rail links to London (Waterloo 35 minutes and Reading 42-50 minutes) and immediate access onto the motorway network via the M25 leading to the M3 and M4. Heathrow Airport is a short distance away. With a vibrant pedestrianised High Street, boasting an extended range of shops and facilities, Staines-upon-Thames is popular with both buyers and renters alike.



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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Viewing by appointment via our Staines Office:

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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.