



ESTATE AGENTS

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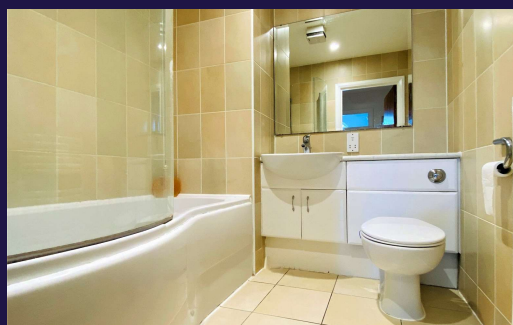
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4 Clarence Street, Staines Upon Thames, TW18 4SP

Flat 62, Thames Edge Court, Clarence Street, Staines-upon-Thames, Surrey, TW18 4BU

OIEO £220,000



Set in a sought after development on the banks of the river Thames is this beautifully presented top floor executive one bedroom apartment with lift access. Located within close distance to the town centre, station and local amenities the property is ideal for those needing links to London Waterloo but also seeking tranquil living on the river Thames. The larger than average double bedroom has built in wardrobes and French doors leading to a balcony, the open plan living room offers access to another balcony plus the modern fitted kitchen which includes fridge/freezer, dishwasher and washer dryer. Other benefits include bathroom, underground secure parking for one car and an outdoor communal area overlooking the river Thames. The property is offered to the market with no onward chain.

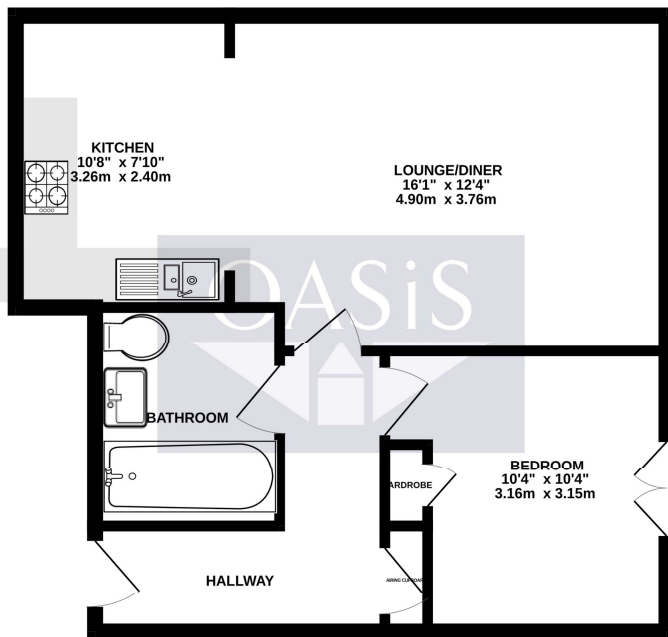
Property Profile

- Leasehold - 104 years remaining
- One bedroom apartment
- Open plan living room
- Modern fitted kitchen
- Bathroom
- Underground parking
- Communal courtyard overlooking the river Thames
- Spelthorne Borough Council
- Council Tax Band E - £2,691.08 per annum
- No onward chain
- Service charge is £2,066 pa
- Ground rent is £200 pa
- Potential Rental Income - £1,200 pcm

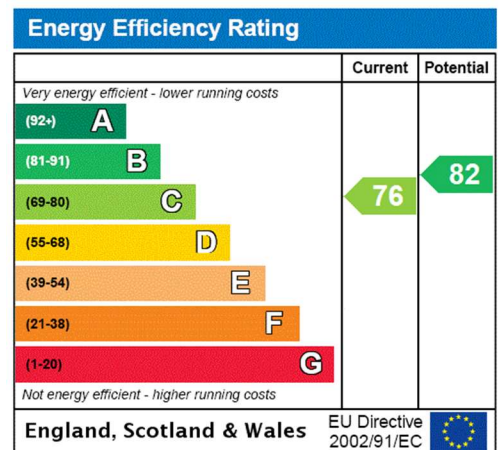
Situation

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.

THIRD FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA: 508 sq.ft. (47.2 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Metropix 10/2023



Viewing by appointment via our Staines Office:

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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.