



## 1 bed apartment to buy in TW19

Whitley Close, Stanwell,  
Staines-upon-Thames, Surrey, TW19 7EY

**£100,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

## Property features

- ✓ First floor
- ✓ One bedroom
- ✓ Double Glazed windows
- ✓ No forward chain
- ✓ EPC Rating D

On Street parking

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Sherwoods are delighted to present to the market this one bedroom first floor apartment offered to the market with no forward chain. Benefits include double glazing and no forward chain. In our opinion the property requires a schedule of work to reach its full potential. Council Tax Band B.

The vendor has informed us that the remaining length of the lease is approximately 48 years, we await confirmation of the Ground Rent and the Service charge. We are awaiting confirmation of the tenure from the Vendors solicitors, and we advise that all interested parties should obtain verification and confirmation of the terms of the lease through their solicitor or surveyor.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers obligations and sellers commitments.

Both the Marketing Agent and

Hall

Front door, walk-in storage cupboard, storage cupboard, doors to Lounge, Bedroom and Bathroom and doorway to Kitchen.

Lounge 4.17m (13' 8") x 3.53m (11' 7")

Double glazed window.

Kitchen 2.58m (8' 6") x 2.51m (8' 3")

Double glazed window, floor and wall mounted units and drawers, built-in oven with hob and extractor fan, sink and drainer unit, part tiled walls, space for washing machine and fridge freezer.

Bedroom 4.21m (13' 10") to wardrobe x 2.63m (8' 8")

Double glazed window, built-in wardrobe.

Shower Room

Shower, wash hand basin, low level WC.

LEASEHOLD: We understand that the property is leasehold but have not yet been able to verify the terms and conditions of lease. However, we are awaiting confirmation of the tenure from the Vendors solicitors and we advise that all interested parties should obtain verification and confirmation of the terms of the lease through their solicitor or surveyor.

Please note that it is not our company policy to test the services, heating systems and domestic appliances, the we cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 48

Annual Ground Rent Amount: £83.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: On Street

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Whitley Close, Stanwell, Staines-upon-Thames, Surrey, TW19 7EY

Contact your local branch today for more information on this property:

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

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