



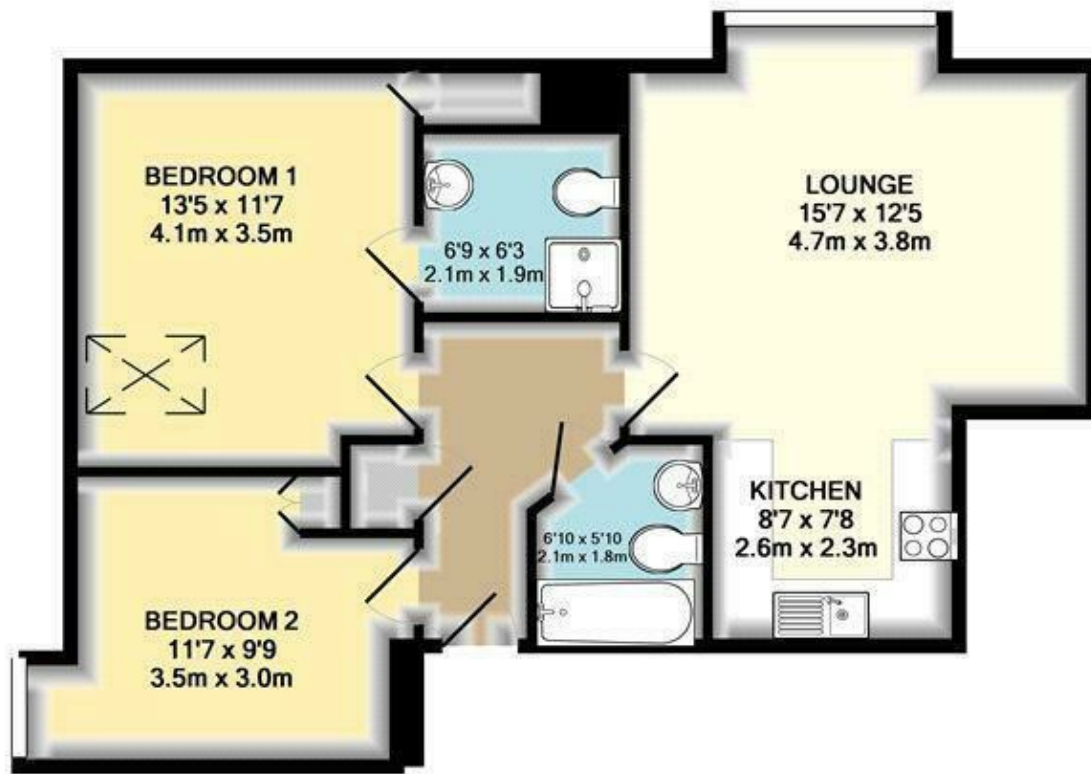
Flat 8, Lawford House Leacroft, Staines-Upon-Thames, TW18 4DE

Aspen Estate Agents are delighted to introduce this exquisite SHARE OF FREEHOLD two-bedroom, two-bathroom apartment with secure parking in Lawford House, built in 2013 and nestled in the heart of Leacroft, Staines, a highly sought-after area,. This residence offers unparalleled convenience with its close proximity to Staines' mainline railway station, ensuring easy access to London Waterloo, making it an ideal haven for commuters. Beyond its convenient location, this apartment boasts a modern and inviting atmosphere, featuring a spacious lounge seamlessly connected to an open-plan kitchen.

The accommodation comprises two well-appointed bedrooms, including a principal bedroom complete with an en suite shower room and a modern family bathroom, This property comes equipped with a very economical air source heat pump for the central heating and double glazing, ensuring a cosy environment all year round. Additionally, residents can enjoy peace of mind with secure, gated off-road parking, providing both security and convenience. This apartment is offered to the market with no onward chain and is already attracting a lot of attention. Prompt viewings are encouraged and can be booked by calling Aspen Estate Agents.



Floor Plan



TOTAL APPROX. FLOOR AREA 674 SQ.FT. (62.6 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.

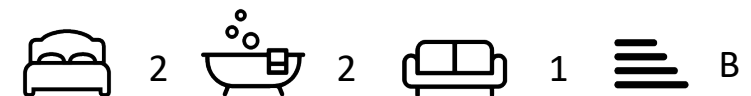
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Features

- Share of Freehold: Two-bedroom, two-bathroom apartment
- Prime Location an in-demand area close to the mainline railway station
- Offered with no chain, simplifying and speeding up the buying process.
- Benefits from gated, off-road parking for added safety and convenience.
- Lounge with an open-plan kitchen, offering a contemporary living space.
- Comes with both an en suite and a stylish family bathroom.
- Equipped with an air source heat pump and double glazing for year-round comfort.
- Includes a principal bedroom with fitted furniture and a second well-sized bedroom.
- Easy access to London Waterloo makes it ideal for commuters.

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Tenure - Leasehold - Share of Freehold Council Tax Band - D

