



Flat 1 2 Laburnum Way, Staines-Upon-Thames, TW19 7SQ

£225,000

## Flat 1 2 Laburnum Way, Staines-Upon-Thames, TW19 7SQ

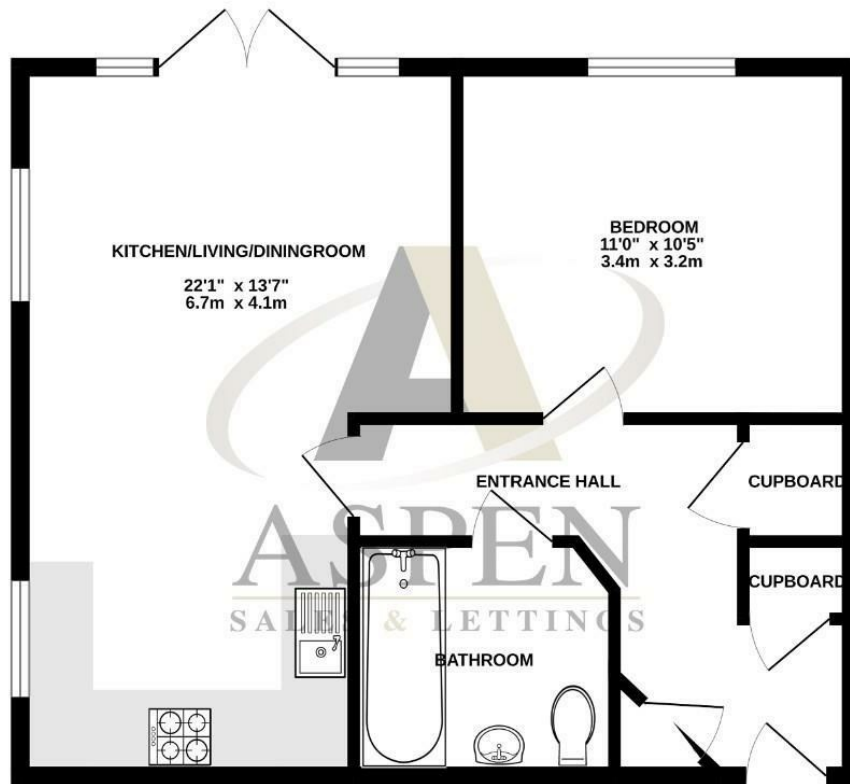
This immaculately presented and larger-than-average one-bedroom ground floor apartment offers modern living in a sought-after development. Built to a high standard, the property boasts a bright and spacious living room with direct access through patio doors to a private enclosed patio area, perfect for relaxing or entertaining. The well-appointed fitted kitchen provides ample storage and workspace, while the property further benefits from gas central heating and a secure entry system for peace of mind.

Set within beautifully maintained communal gardens, the development provides a welcoming and well-kept environment. Residents enjoy the added convenience of allocated parking, ensuring ease of access at all times. With a long lease of approximately 119 years, this superb apartment is an excellent opportunity for first-time buyers, downsizers, or investors alike, offering both style and practicality in a desirable location. To view call Alex White and his market leading sales team at Aspen estate agents.



# Floor Plan

GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA: 571 sq.ft. (53.0 sq.m.) approx.

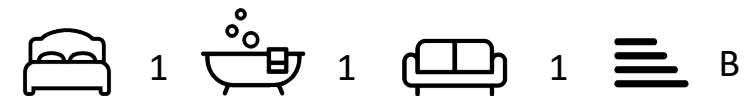
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

- Immaculately presented ground floor apartment within a popular development
- Bright and spacious living room with patio doors to a private enclosed patio
- Gas central heating and secure entry system for added comfort and security
- Allocated parking space for residents' convenience
- Larger-than-average one-bedroom layout offering generous space
- Modern fitted kitchen with ample storage and workspace
- Beautifully maintained communal gardens creating a welcoming setting
- Long lease of approximately 119 years, ideal for first-time buyers, downsizers, or investors

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Tenure - Leasehold Council Tax Band -

