

LOT  
1

By Order of A2 Dominion Housing



## Flat 23 Grange Court, Gresham Road, Staines-upon-Thames TW18 2BT

**Guide Price: £170,000\***

### TOP FLOOR ONE BEDROOM FLAT IDEAL FOR INVESTMENT



This Top Floor (2nd) purpose built flat, forms part of a 1980's development that consists of 23 flats. The property is generally well presented although it would require some updating. There is allocated parking and well-kept communal grounds to the rear of the block. The property is situated in a mainly residential area just to the east of Staines town centre and virtually adjacent to Staines railway station. Amenities are readily available including the bridge across the River Thames and junction 13 of the M25 orbital motorway. This flat, that benefits from gas fired central heating, is sold with full vacant possession and would make an ideal investment purchase.

#### ACCOMMODATION

Entrance Hall, Open Plan Living Room/Kitchen, Bathroom/WC, Double Bedroom, Allocated Parking, Communal Gardens.

#### TENURE

The flat is held on a long leasehold interest from 29th September 1988 for 125 years. The lease therefore has 95 years unexpired.

#### LOCAL AUTHORITY & TAX RATING

Spelthorne Council 01784 451499  
Council Tax Band: C

#### VIEWING TIMES

Wednesday 24/01 @ 11am  
Wednesday 31/01 @ 3:30pm  
Thursday 08/02 @ 11am

#### NOTE

Please note the Special Conditions of Sale provide that the purchaser is to pay an additional sum of 1.25% + VAT of the purchase price towards the vendor's expenses.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN