

2 Bed Flat

£1,450 per month



Dutch Barn Close TW19 7NG

STUNNING NEWLY REFURBISHED 2 BEDROOM FLAT: Recently upgrdaed to a high specification and perfect for London Heathrow Airport Terminal 5, this 2 bedroom ground floor property is also conveniently located for Staines Upon Thames shopping centre and the M4/M25 networks.

Internally the property boasts a brand new fully fitted kitchen area with electric hob, electric oven and integrated washing machine, open plan lounge area, 2 double bedrooms and superb newly fitted bathroom suite.

This superb property also benefits from a communal garden, parking and double glazed windows.

- * Minimum Tenancy 6 Months
- * Deposit £1,550
- * Council Tax Band C

Accommodation

2 Bedroom Ground Floor Flat

Available Immediately

Perfect For Heathrow / T5

Quality New Fitted Bathroom

Residents Parking

EPC Rating D

Ground Floor

Hallway - Fitted carpet and storage cupboards.

Open plan Kitchen / Lounge - 14' 5" x 11' 9" (4.4m x 3.6m)

Laminate flooring and electric radiator. Fitted wall and base units with worktops to include a single drainer sink unit, electric hob, extractor fan hood, electric oven, integrated fridge/freezer, integrated washing machine and part tiled walls and splashbacks. Double glazed bay window to rear aspect.



Bedroom 1 - 10' 9" x 10' 5" (3.3m x 3.2m) Fitted carpet, electric radiator and fitted wardrobe. Double glazed window to front aspect.

Bedroom 2 - 10' 9" x 7' 10" (3.3m x 2.4m) Fitted carpet and electric radiator. Double glazed window to rear aspect.

Bathroom - Tiled flooring. Three-piece bathroom suite to include a panel enclosed bath with shower, pedestal hand basin, low level W.C., tiled walls and splashbacks.



Exterior

Outside - Communal gardens and parking.

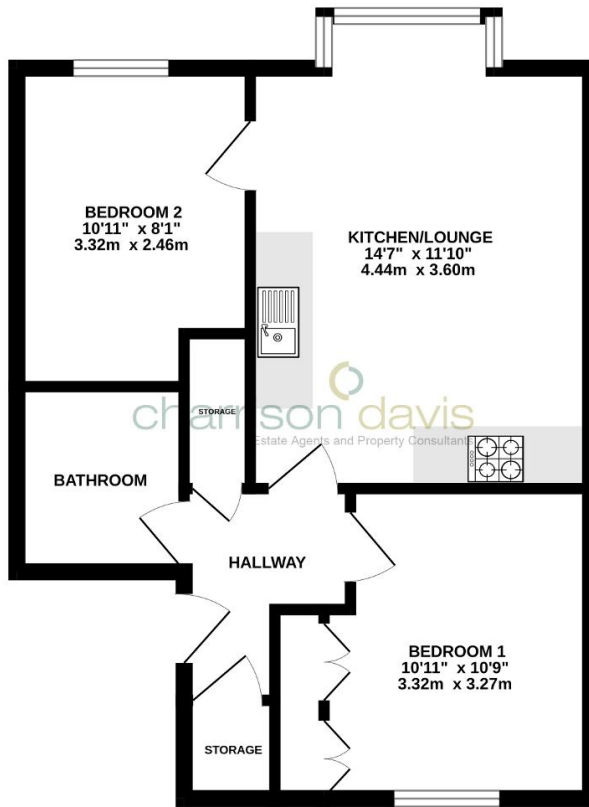
About Stanwell - Stanwell is suburban village and civil parish in the Borough of Spelthorne, approximately 16 miles (26 km) west of central London. Historically part of the county of Middlesex, it was transferred to Surrey in 1965. The village is to the south of the cargo-handling area of Heathrow Airport and to the east of the Staines Reservoirs.

The boundaries of the civil parish were redrawn twice in the 20th Century. First land was taken by Heathrow Airport and then, in 1995 after the completion of the M25 motorway, the settlement of Poyle was detached and reassigned to Colnbrook, Berkshire.

Stanwell Moor is a distinct settlement, approximately 1 mile (1.6 km) to the west of Stanwell, although it is part of the same ward and civil and ecclesiastical parishes.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA: 470 sq.ft. (43.7 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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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		