



**Glen Court, Staines-upon-Thames**



### Description:

We are very pleased to be offering for sale this second floor apartment forming part of the well regarded Glen Court development. The property has undergone extensive remodelling, refurbishment and modernisation to create a modern, bright and spacious home in a superb River side setting, surrounded by well maintained grounds and access onto the towpath.

This development as a whole benefits from each owner holding a Share of the Freehold, meaning that the residents have influence in what works are carried out and how the development is maintained. It is one of a small number of developments that do not allow subletting and only has owner occupiers.



This well proportioned apartment covers just over 700 sq ft, incorporating a fully fitted open plan kitchen to the lounge with access onto the balcony and unrestricted River views. There are 2 double bedrooms each with fitted wardrobes and a large full bathroom and there are plenty of storage cupboards in the apartment. The property also comes with a garage located in a block in the grounds.



Having a Shared Freehold the remaining lease is in excess of 900 years with no ground rent payable.

A short walk along the Towpath is Staines upon Thames town centre, with its array of shops, supermarkets, restaurants, pubs and mainline railway station serving London Waterloo. (35 minutes) Access to the motorway network via the M25 is approximately 1 mile away leading to the M3 and M4. Heathrow Airport is equally easily accessible.

Being on the outskirts of this constantly improving town and shopping district, Glen Court is ideally positioned and with no onward chain is well worth a visit to fully appreciate the attributes this home has to offer.



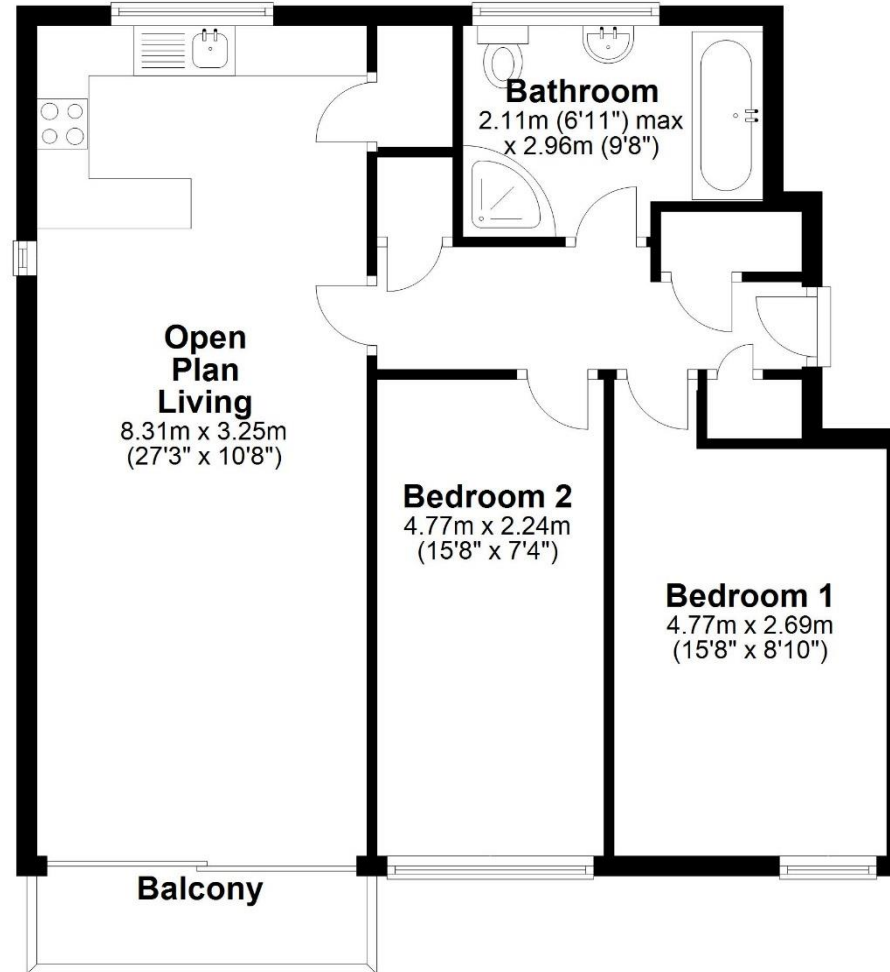
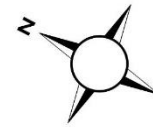


**Information:**

**Tenure:** Share of Freehold (960 years remaining)  
**Council Tax:** Band E  
**Council:** Spelthorne Borough Council  
**EPC:** C  
**Price:** £399,950

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Second Floor**  
 Approx. 65.3 sq. metres (702.9 sq. feet)



**Total area: approx. 65.3 sq. metres (702.9 sq. feet)**

Floor Plan measurements are approximate and are for illustrative purposes only.  
 Plan produced using PlanUp.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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