



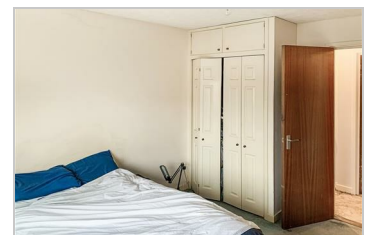
Sidney Road, Staines-Upon-Thames, TW18 4QJ

Offers In Excess Of £230,000

Sold.co.uk are delighted to offer to the market this centrally located 1 bedroom apartment. All local amenities can be easily accessed including local shops, local schools and transport links.

Briefly to the ground floor, the accommodation comprises an entrance hall with access to the large living room and kitchen. To the first floor, there is one bedroom with a private balcony and a bathroom. This property also benefits from Economy 7 heating and double glazing throughout. Externally, there is allocated parking, a bicycle store & a bin store. There will also be an electric gated fence being installed in the first quarter of 2021.

This family home offers the new owner the chance to stamp their own style. It would make an ideal investment property or first time buy. In our opinion it should be viewed to appreciate the opportunity and space on offer.



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Future	Very low environmental impact - lower CO ₂ emissions	Current	Future
95-100	A	83	95-100	A	
85-94	B	75	85-94	B	
75-84	C		75-84	C	
65-74	D		65-74	D	
55-64	E		55-64	E	
45-54	F		45-54	F	
35-44	G		35-44	G	
1-34			1-34		

Energy Efficiency Rating: 75 (Current), 83 (Future)
Environmental Impact (CO₂) Rating: 83 (Current), 83 (Future)