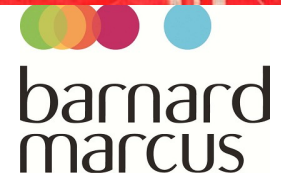




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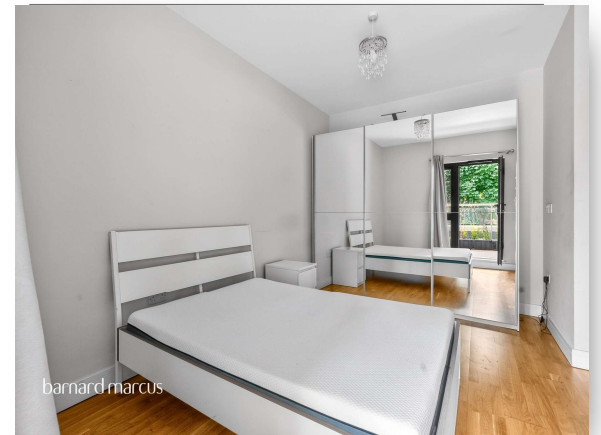
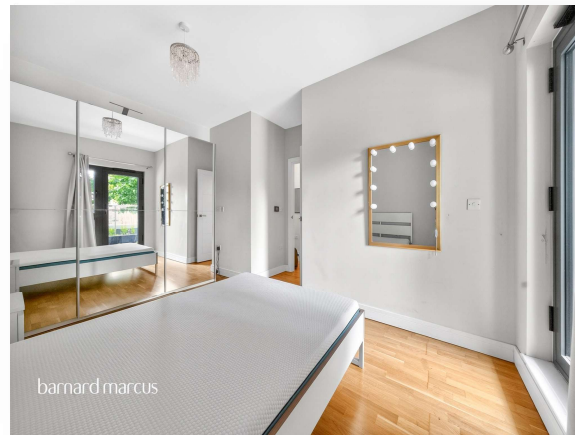
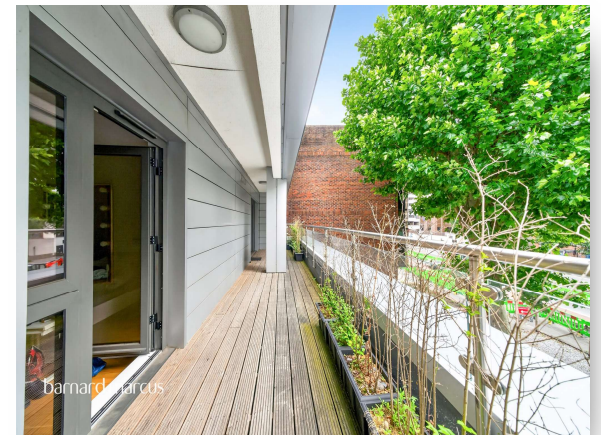
**Crownage Court Staines Road West, Sunbury-On-Thames TW16 7FG**

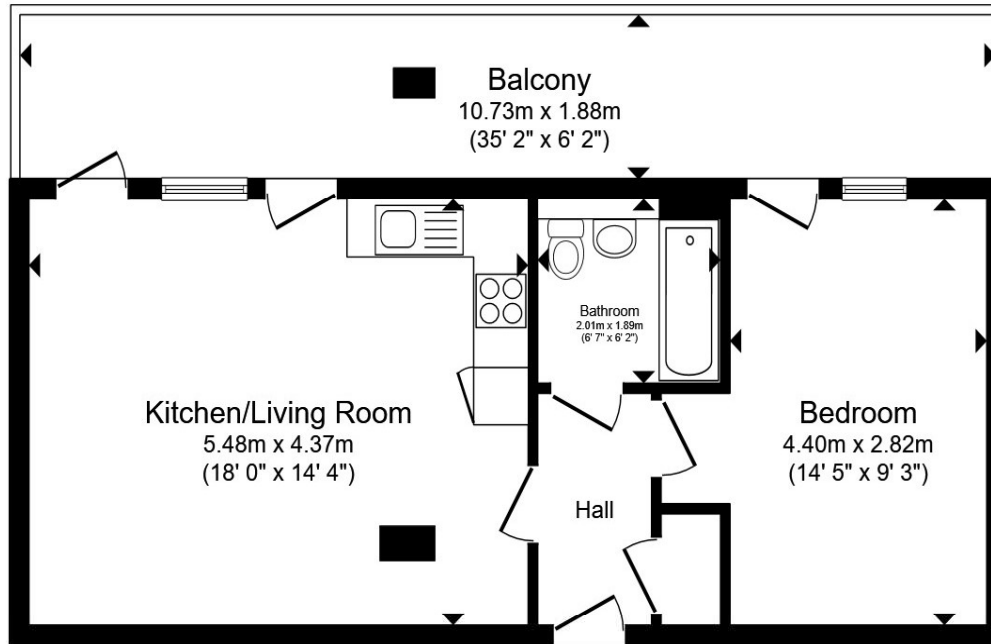


**welcome to**

**Crownage Court Staines Road West, Sunbury-On-Thames**

A spacious first floor one bedroom apartment in Crownage Court with open plan living and a stunning full length balcony accessed from both the bedroom and living room. Benefits from a long 240 year lease and modern finish throughout. Crownage Court is conveniently positioned for Sunbury town centre.





Total floor area 45.9 m<sup>2</sup> (494 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A well presented first floor one bedroom apartment situated within the sought after Crownage Court development in Sunbury. The property offers well balanced accommodation with a bright and spacious open plan kitchen living room, complemented by large glazed doors allowing plenty of natural light. A standout feature is the impressive private balcony which spans the full width of the apartment and is accessed from both the living area and the bedroom, providing excellent outdoor space for relaxing or entertaining. The double bedroom is generously sized, with a modern bathroom and entrance hall completing the layout.

Crownage Court is conveniently positioned for Sunbury town centre, offering a range of local shops, restaurants, and transport links, making the property ideal for first time buyers, commuters and investors. The apartment also benefits from an exceptionally long lease of approximately 240 years.

welcome to

## Crownage Court Staines Road West, Sunbury-On-Thames

- FIRST FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- OPEN PLAN KITCHEN LIVING ROOM
- FULL WIDTH PRIVATE BALCONY
- BALCONY ACCESS FROM BEDROOM AND LIVING ROOM
- MODERN BATHROOM
- APPROX 240 YEAR LEASE
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

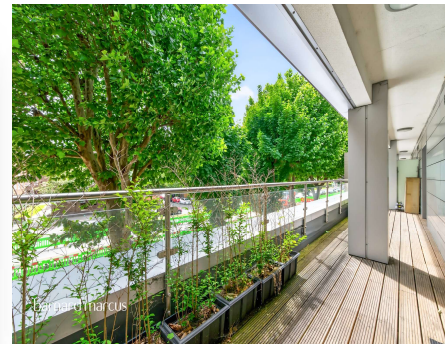
Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1600.00

Ground Rent: 250.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £270,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/FEL113845](https://barnardmarcus.co.uk/Property/FEL113845)



Property Ref:  
FEL113845 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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