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Thames Edge Court , Clarence Street, Staines, TW18 4BU

Rental £1,400 pcm
1 bedroom Flat / Apartment available 24 March 2026



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- * Unfurnished
- * Town centre location
- * CALL TO VIEW
- * Balcony

- * Outlooks onto the River Thames
- * Open Plan Living
- * Council Tax - BAND E
- * EPC RATING - C

- * Close to travel links
- * MUST VIEW!

Situation

Welcoming to the market a beautiful 1 bedroom apartment located in a gated block with concierge service in the heart of Staines. The accommodation comprises of a generous size living room which opens up into the fitted kitchen, spacious double bedroom with fitted wardrobes and bathroom. The property also benefits from a large balcony overlooking Staines Bridge and the Thames River. One allocated parking space is available underground. Located within walking distance of the high street filled with local amenities and a short drive of Staines Station and M25. Available on 24th March 2026 on unfurnished basis. Viewings Highly Recommended! EPC C. Council Tax E

Accommodation

Bathroom

Fitted with a three piece suite; comprising of bath with shower over, wash hand basin in a vanity unit and W.C. Fitted mirror, tiled walls with heated towel rail and tiled flooring...

Bedroom

Double patio doors leading to balcony, carpeted, 2 x double fitted wardrobes, wall lights.

Kitchen

Fitted with a range of eye and base level units with complimentary work surfaces over. Stainless steel sink with mixer tap. Electric hob and extractor fan. Tiled to splash backs, l...

Lounge

Open plan with kitchen and double doors leading to balcony. Laminate flooring, spotlights, Power points and internet point

All measurements are approximate.

Further Information

The deposit required is £1,615.38

The landlord is willing to rent this home to Employed, Self Employed, Own Means

Property Ref: inst-5035

Creation Date: 11/01/2026

IMPORTANT INFORMATION

For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Horler & Associates Lettings Ltd, 2026. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723



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Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.

| Energy Efficiency Rating | |
|--|---------|
| | Current |
| Very energy efficient - lower running costs (92-) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |
| | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Environmental Impact (CO ₂) Rating | |
|--|---------|
| | Current |
| Very environmentally friendly - lower CO ₂ emissions (92-) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |
| | |

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.