

Let Agreed



## Priscilla House

, Staines Road West, Sunbury, TW16 7BE

# Rental £1,550 pcm

2 bedroom Flat / Apartment available 19 August 2024




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- \* Unfurnished
- \* CALL TO VIEW
- \* Council Tax - BAND B
- \* EPC RATING - C
- \* 2 Double Bedrooms
- \* Open Plan Living
- \* Allocated parking
- \* Close to travel links
- \* Great Links To Heathrow Airport

## Situation

Welcoming to the market a beautiful 2 bedroom apartment in the heart of Sunbury-On-Thames. The accommodation comprises of a generous size naturally lit living room which opens up into the fitted kitchen. The hallway leads into the 2 double bedrooms and also a family bathroom. Allocated parking is available. Located within walking distance of local amenities and shops, with a short drive to Upper Halliford Station, Kempton Racecourse and M3. Available 19th August on unfurnished basis. Viewings Highly Recommended! EPC C. Council Tax B

## Accommodation

### Bathroom

Tiled walls and bathroom floor, three piece suite consisting of bath tub under shower attachment, toilet and wash hand basin.

### Bedroom 1

Large window, laminate flooring, power points, centre ceiling lighting.

### Bedroom 2

Large window, laminate flooring, power points, centre ceiling lighting.

### Kitchen

A range of eye and base level units, Large window, inset sink, white goods, power points, tile flooring.

### Lounge

Large bay-style window, laminate flooring, power points, radiator, centre ceiling lighting, leads to kitchen.

All measurements are approximate.

## Further Information

The deposit required is £1,788.46

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

Property Ref: inst-4560

Creation Date: 23/07/2024

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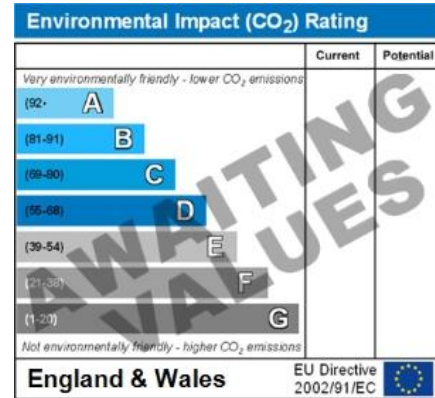
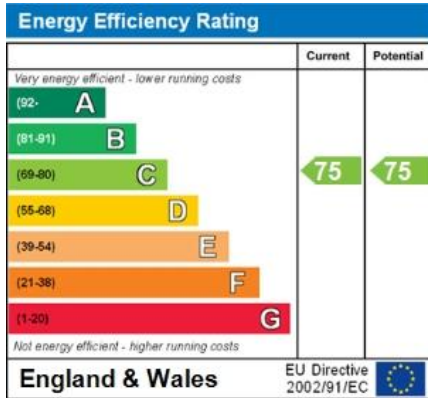
## IMPORTANT INFORMATION

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, 2024. Horler & Associates Lettings Ltd Registered in England and Wales No. 5790723

## 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 (CO<sub>2</sub>) emissions.

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.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.