

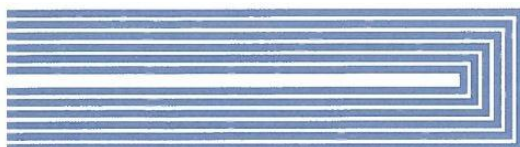


Amber Court

, Laleham Road, Staines, Middlesex, TW18 2DZ

Rental £1,150 pcm

1 bedroom Flat / Apartment available 01 September 2025



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HORLER

- * Unfurnished
- * Allocated parking
- * MUST VIEW!
- * Newly Redecorated
- * Council Tax - BAND B
- * Available Immediately!
- * Close to travel links
- * Short walk to Town

Situation

Well presented one bedroom flat boasting a spacious lounge with a separate brightly lit kitchen, appliances included. Three piece suite found in the bathroom, perfect for a quick shower or relaxing bath. Lovely one bedroom with windows allowing natural lighting. Small communal area and car parking available. Available from 1st September, unfurnished. Council Tax - B, EPC - E

Accommodation

Bathroom

White 3 piece suite, bath/shower, extractor fan, side view window.

Bedroom

Front and side aspect windows. electric heater, centre light, power points.

Kitchen

Rear aspect window, centre light, white goods, light wood cupboards, power points

Lounge

Large front aspect window, electric heater, centre light, power points

All measurements are approximate.

Further Information

The deposit required is £1,326.92

The landlord is willing to rent this home to Employed, Self Employed, Retired

Property Ref: inst-4894

Creation Date: 16/08/2025

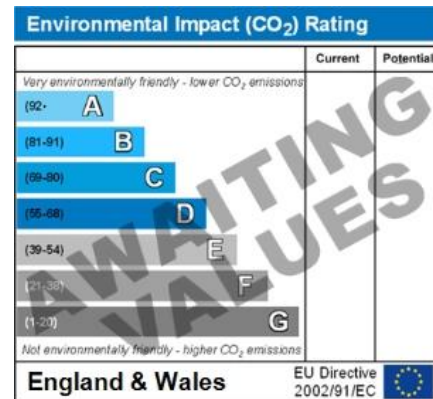
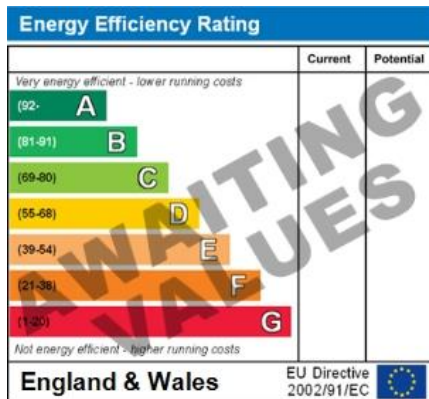
IMPORTANT INFORMATION

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 , 2025. 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 (CO₂) 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 (CO₂) emissions. The higher the rating the less impact it has on the environment.