

## **13 Fairview Court Manor Road, Ashford, TW15 2SN**



**Offers In The Region Of £375,000 Leasehold - Share of Freehold**



**We are delighted to offer for sale this appealing first floor purpose built flat in a landscaped development with balcony and garage. Quietly situated in a desirable cul de sac opposite Ashford Manor Golf Course having a Long Lease and Share of Freehold.**



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FOR SALE

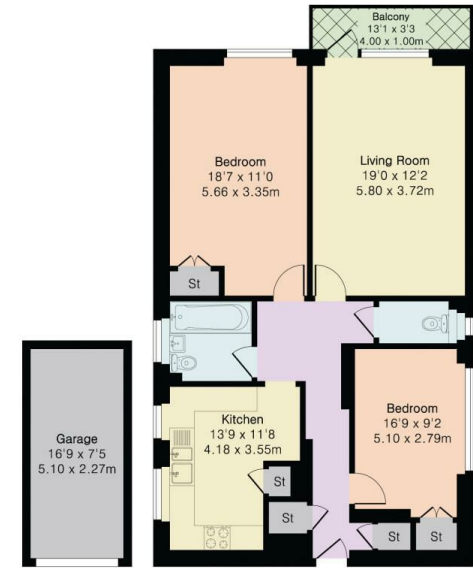
A most impressive and spacious 2 double bedroom purpose built flat in a prestigious development with own balcony overlooking the grounds to Ashford Manor Golf Club. This fine first floor home features a receiving hall having access to an impressive lounge/dining room with balcony and delightful open views over the landscaped grounds and towards the golf club. The spacious kitchen is very well fitted and the 2 bedrooms of generous size with a modern bathroom and a separate cloakroom. The extensive communal grounds are well maintained having the benefit of a private garage. With a long lease and Share of Freehold a viewing is Highly Recommended to appreciate this excellent property.

Location

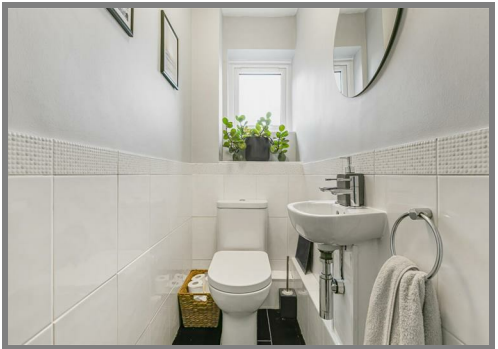
Quietly situated in a most deserable residential cul de sac road bordering the grounds of Ashford Manor Golf Course and just minutes from town centre and main line station. The A30 is also very convenient providing access to Staines shopping centre and both the M3 and M25 motorways. Ashford Manor Golf course and sailing/water activities at the local Reservoir are also onveniently placed .



Approximate Gross Internal Area 971 sq ft - 90 sq m  
(Excluding Garage)  
Garage Area 125 sq ft - 12 sq m



Garage First Floor



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

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.