



The Maltings, Church Street, Staines Upon Thames - Guide Price: £250,000 to £275,000

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The Maltings, Church St, Staines Upon Thames, Surrey, TW18 4XH
Tenure: Share of Freehold

Quick Summary

Guide Price:	£250,000 to £275,000
Property Type:	Maisonette
Beds:	1
Baths:	1
Reception Rooms:	1
Council Tax Band:	C

Material Information

Parking:	Allocated, Secure Gated
Sewerage:	Mains Supply
Heating:	Mains Gas
Water Supply:	Mains Supply
Electricity Supply:	Mains Supply

Features

Gated development in a prime location
Recently re-decorated & re-carpeted
Gas radiator heating & double glazing
Allocated parking bay
0.7 mile walk to Staines Train Station

First floor maisonette with a balcony
Re-fitted 4 piece bathroom suite
Communal Gardens
Lease to be extended to 999 years from 1987
No onward chain

Property Description

Occupying a prime position on Church Street, The Maltings is situated within the highly desirable Staines Village Conservation Area which is renowned for its historic character, picturesque riverside setting and excellent local amenities.

The property enjoys an enviable location just moments from the River Thames, the open green spaces of Lammas Park and an extensive network of scenic riverside and countryside walks. Staines-upon-Thames town centre is within easy walking distance, offering a wide selection of shops, cafés, restaurants and leisure facilities, while excellent road, rail and air links provide convenient access to London, Heathrow Airport and the M25.

Combining the charm of village life with the convenience of outstanding transport connections and everyday amenities, The Maltings offers an exceptional setting in one of the area's most sought-after residential locations.

Recently redecorated & re-carpeted throughout, the internal presentation of this first-floor maisonette is excellent. Benefits include secure gated off-road parking, a balcony, communal gardens, a re-fitted 4-piece bathroom suite, well-proportioned rooms & lots of light due to the sunny positioning of many of the windows.

Tenure: Share of Freehold - Lease to be extended to 999 years from 1987 prior to completion. Details should be confirmed via Solicitor enquiries.

Council Tax: C (Spelthorne)

EPC Rating: TBC

Service Charge inc Ground Rent: £95.04 per Month = £1048.48 (1st Jan 2026 to 31st Dec 2026)

IMPORTANT:

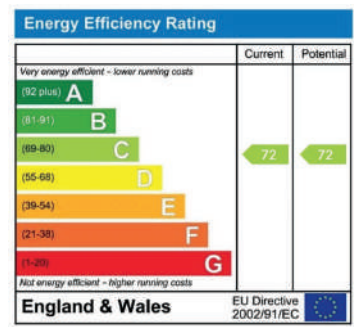
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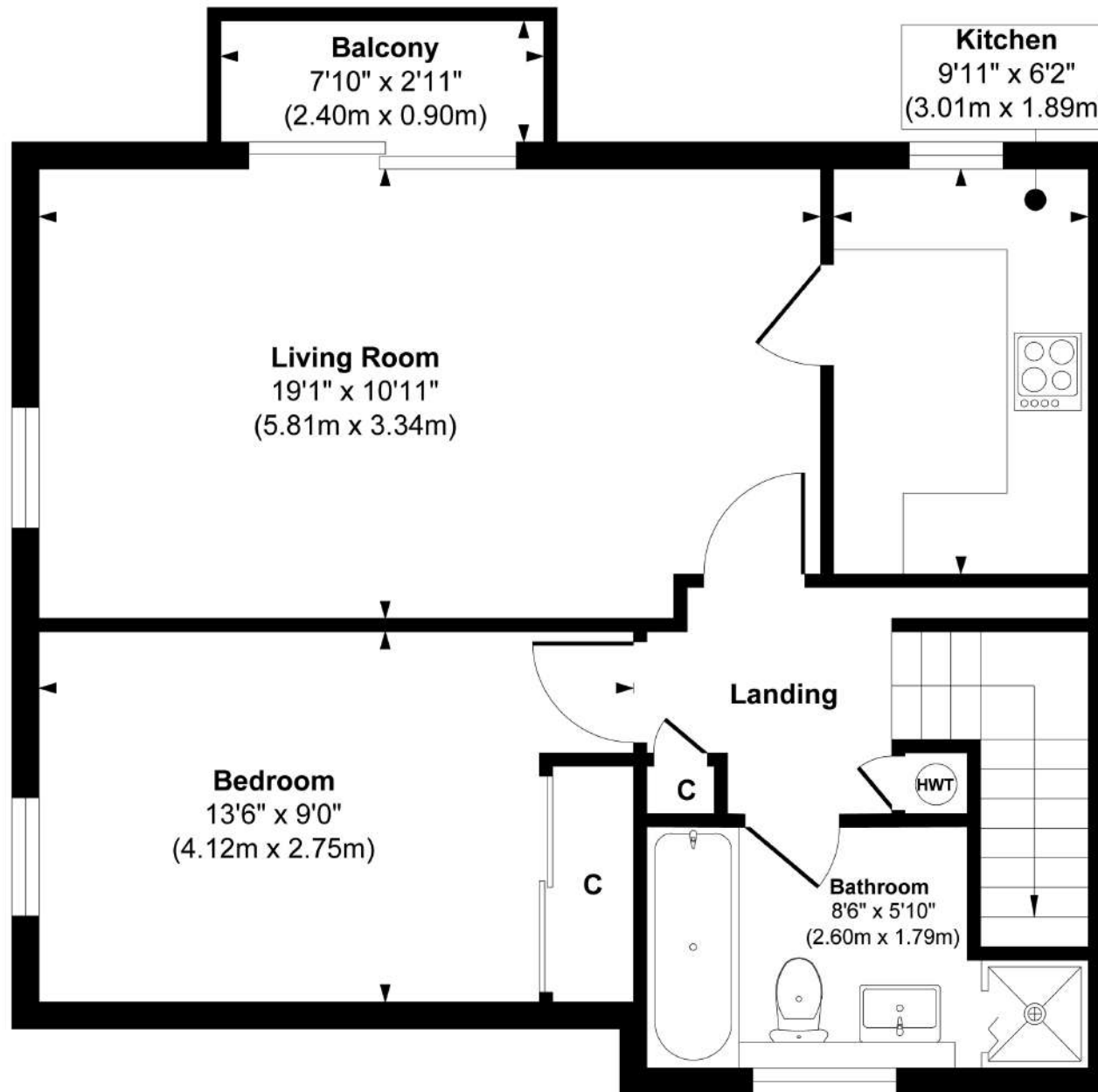
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The Maltings, Church Street, Staines Upon Thames - TW18



Approx. Gross Internal Floor Area 537 sq. ft / 49.88 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



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Communal Garden

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