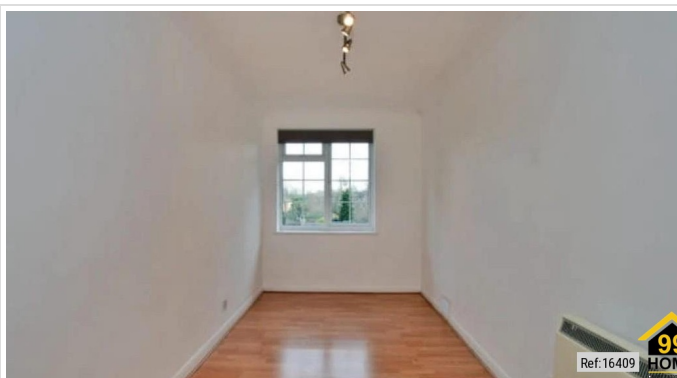
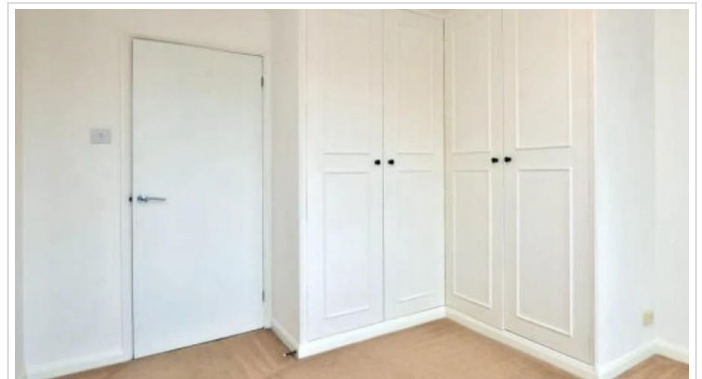


3 Bed Flat In Swallow Close Staines, Staines-Upon-Thames, TW18 4RT

£1,600 Monthly



SHORT DESCRIPTION

Property Ref: 16409.. We are delighted to present this spacious and well-located three-bedroom apartment in the highly sought-after Swallow Close, TW18. Offering a great combination of modern comfort and excellent connectivity, this property is ideal for commuters or families looking to be close to local amenities. Situated in the heart of Staines-upon-Thames, the property provides convenient access to everything the town has to offer. Shopping & Dining: Staines High Street, the Elmsleigh Shopping Centre and the Two Rivers retail and leisure complex are all within easy walking distance, offering a wide selection of major retailers, independent shops, cafés and restaurants. Transport: The property is within approximately a 15-minute walk of Staines Railway Station, providing fast and frequent services to London Waterloo. Excellent road connections are also nearby, including the M25, while London Heathrow Airport is just a short drive away. Schools: The area is served by a number of well-regarded primary and secondary schools, making it a convenient location for families. Property Details: Property Type: Flat Rent: £1,600 PCM Pricing Option: Fixed Price Tenure: 12 Months Parking: Allocated Parking Space EPC Rating: D Size: 796.53 sq. ft. (approx.) Heating: Gas Central Heating



Bed Room(s)



Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	74 square metres

Rules on letting this property

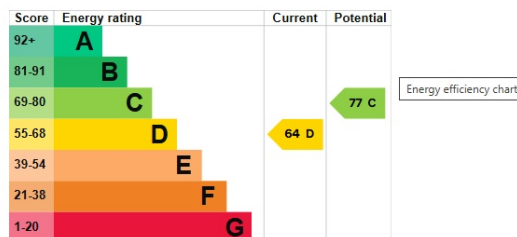
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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