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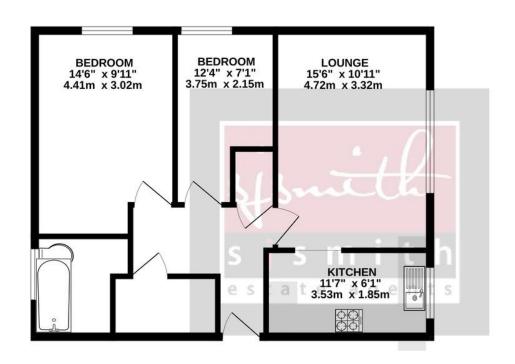


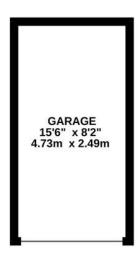


109 Falcon Drive, Stanwell, Staines-upon-Thames, TW19 7EX Guide Price £249,950 - Leasehold

A spacious two double bedroom ground floor maisonette, with a long lease, no chain and a garage in a nearby block. Situated opposite fields in a quiet part of Stanwell Village the property would make an ideal investment to rent out or first time purchase and benefits from: a modern fitted kitchen, gas central heating, triple glazing, two double bedrooms, a good size living room, a three piece bathroom with corner bath, a large storage cupboard along with an airing cupboard. With 136 years lease and no chain we recommend early viewings to avoid disappointment!

GROUND FLOOR 730 sq.ft. (67.8 sq.m.) approx.





FALCON DRIVE, STANWELL

TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, comes and any other terms are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Meropos (2025)

- NO CHAIN
- GARAGE IN BLOCK
- 136 YEAR LEASE

- MODERN FITTED KITCHEN
- GAS CENTRAL HEATING
- EPC RATING BAND C













Council Tax

Spelthorne Borough Council, Tax Band B being £1,876.60 for 2025/26 Council tax bands can be reassessed by local authorities at any point, the council tax band is only taken at point of listing and should not be relied on as current banding

Lease and service charge information, all to be confirmed via solicitors;

Tenure: Leasehold 136 years remaining Service Charge: £2,100 per annum

Ground rent: £0 per annum

Agent note Under Consumer Protection Regulations we have endeavoured to make these details as reliable and as accurate as possible. The accuracy is not guaranteed and does not form part of any contract as the details are prepared as a general guide. We have not carried out a detailed survey or tested any appliances, specific fittings, or services (gas/electric). Room sizes should not be relied upon for carpets or furnishing nor should internal photos as these are intended as a guide only and may have changed since. It should not be assumed that any furniture/fittings are included. Lease, ground rent, maintenance or any other charges have been provided by the vendor and their accuracy cannot be guaranteed. We always advise a buyer should obtain verification on points via a solicitor.