







About the property

🏠 Why we'd buy this home:

Step onto the property ladder with this exquisite one-bedroom apartment, perfectly positioned in the sought-after Myers Court on Reynard Way. Offering a generous 560+ square feet of sophisticated living space, this home is an ideal choice for first-time buyers eager to personalise their space, savvy investors looking to capitalise on the area's strong rental demand, or downsizers looking for security and community.

As you enter this delightful apartment, you're welcomed by generous hallway with an abundance of storage, leading into a spacious, well-lit living area that flows seamlessly onto a private terrace - a peaceful retreat where you can unwind while soaking in the tranquillity of the development. The designer kitchen is a dream for home chefs, featuring sleek, integrated appliances and high-specification finishes.

Key features

- Modern High-Spec Apartment
- Fantastic Secure Development
- Allocated Parking Space
- Private Sunny Terrace
- Designer Kitchen with Integrated Appliances
- Landscaped Communal Gardens
- Excellent Transport Links
- Abundance of Local Amenities
- Lift in Building

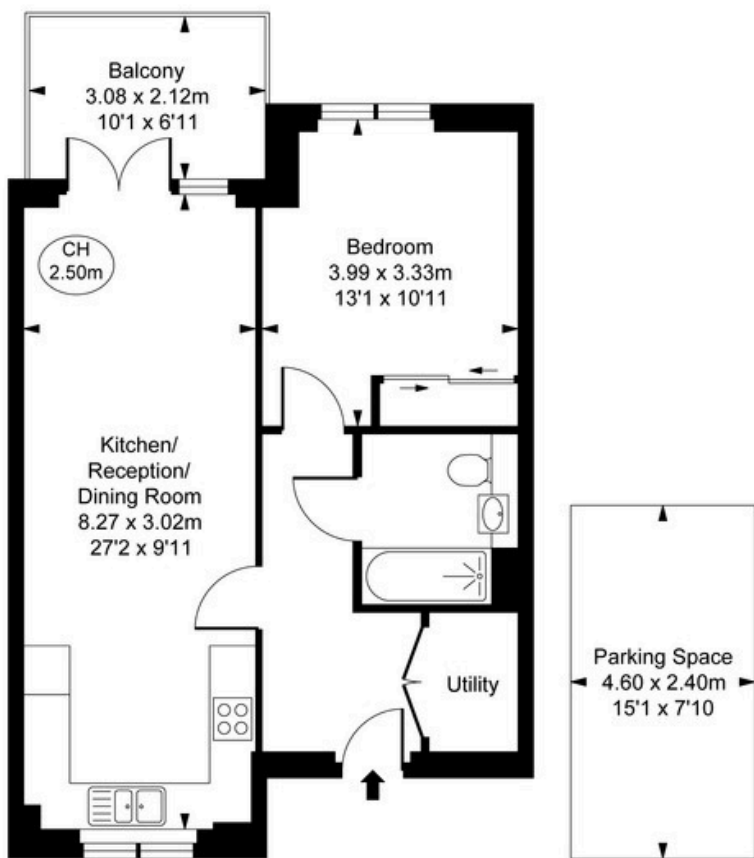
Material information

- Tenure - **Leasehold**
- Council Tax - **Band C**
- Guide Price - **£395,000**
- Lease Start Date - **03/08/2019**
- Lease Duration - **125 years**
- Lease Years Remaining - **118 years**
- Service Charge - **£1521.60 yearly**
- Ground Rent - **£300 yearly**

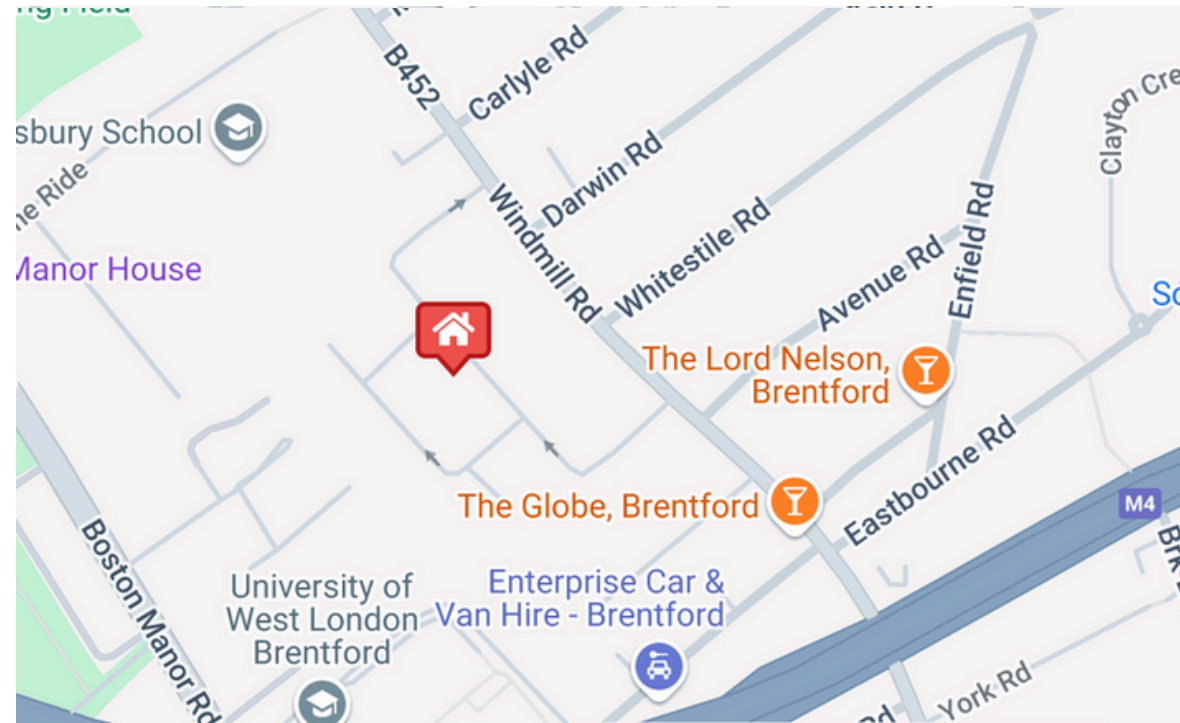


PAUL LESLIE
 Director
 020 3488 6445
 07738 401 822
 paul@leslieandcompanyuk.com

Myers Court, TW8
 Approximate Gross Internal Area
52.10 sq m / 561 sq ft
 (CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	94	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		