



Offers In Excess Of £350,000 | Apartment | Leasehold

- Ground floor apartment
- Own patio/balcony
- Allocated Parking
- Ideal first time buy
- No onward chain
- Two double bedrooms
- Communal garden
- 900+ year lease
- Ideal investment buy
- Early viewing recommended to avoid disappointment

020 8892 1313



Warwick Lodge, Twickenham, Middlesex TW2 5JB

Milestone and Collis is proud to offer this spacious two double bedroom ground floor apartment with direct access to a private balcony/patio.

This well proportioned two double bedroom property kitchen, separate cloak room and bathroom, a good size reception with doors opening on to your own private balcony/patio area, which looks over a large communal grassed area and Fullwell golf course,

Ideally located for access to local shops, amenities, train stations, bus routes and some of the most popular schools in the area.

Early viewing strongly recommended to avoid disappointment.



Starting at Milestone and Collis, 86 Heath Rd, Twickenham Tw1 4bw, Head east on Heath Rd/A305/A311 towards Clifden Rd, 0.1 miles, Turn left onto Cophall Gardens 0.2 miles, Turn left onto Clifden Rd, 0.2 miles, Turn right onto Heath Rd/A305/A311, 0.3 miles, Continue straight onto The Grn/A305, Continue to follow A305 1.1 miles, Turn right Restricted-usage road 46 ft, Tw2 5jb

About

Tw2 5jb lies on Staines Road in Twickenham. Tw2 5jb is located in the West Twickenham electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham and the police force is Metropolitan Police.

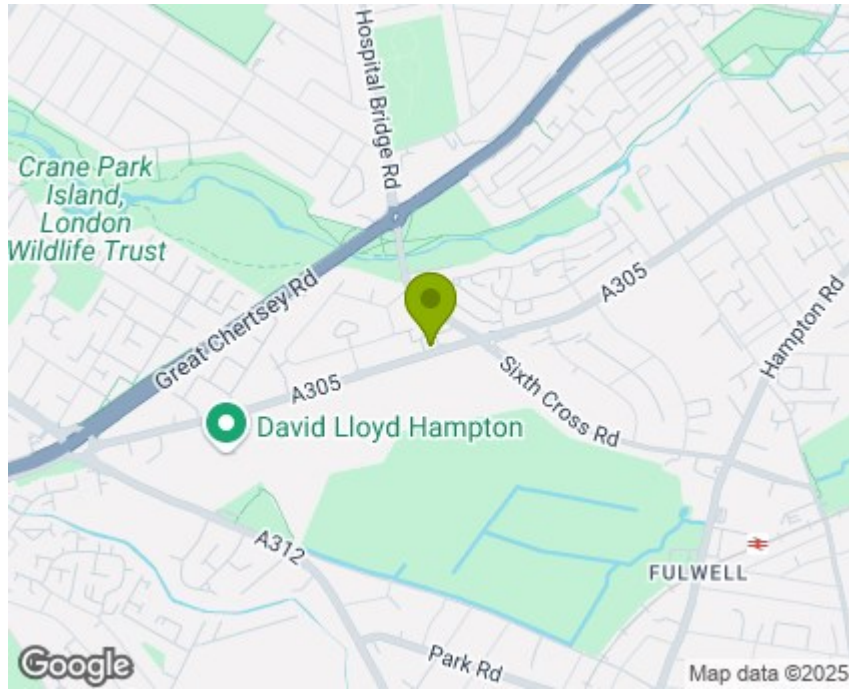
Near by schools

Twickenham School, Percy Road, Twickenham, Tw2 6jw, Secondary 572m

Waldegrave School, Fifth Cross Road, Twickenham, Tw2 5lh, Secondary 861m

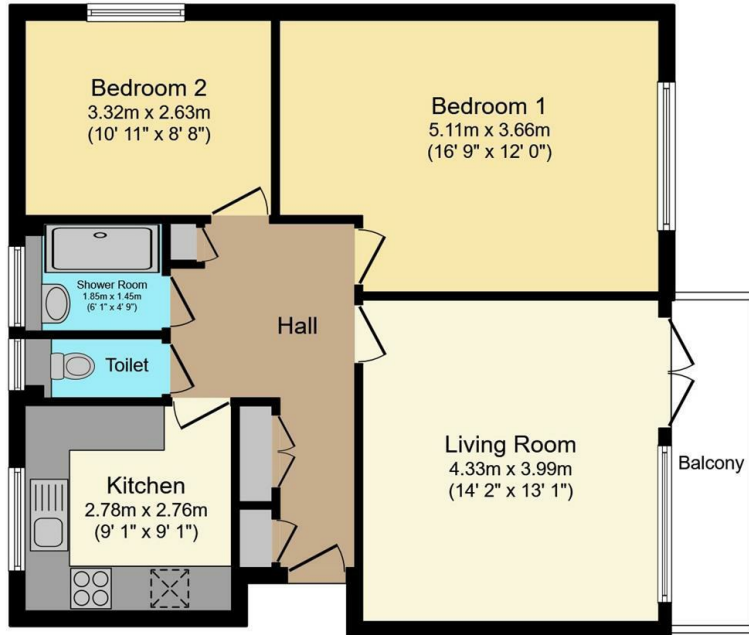
Heathfield Junior School, Cobbett Road, Twickenham, Tw2 6en Primary 963m

Council tax band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	77
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(21-34) E			
(11-20) F			
(1-10) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		72	77
		EU Directive 2002/91/EC	



Total floor area 67.3 sq.m. (725 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.