



£349,950

Constance Road

Twickenham, TW2 7JQ

PROPERTY SUMMARY

This spacious first-floor apartment features two double bedrooms and is ideally located just a short walk from Whitton High Street and Whitton Station, making it an excellent choice for first-time buyers and investors.

With fantastic primary and secondary schools nearby, this property is also perfect for families, commuters, and those looking to downsize or enjoy single-level living. It is offered to the market with a share of freehold and a newly renewed 999-year lease. Additional benefits include plenty of parking spaces within the development, a beautifully maintained communal garden, and the great advantage of no onward chain, ensuring a smooth and hassle-free purchase.

Oaklands is a highly sought-after residential development, situated just 0.1 miles from Whitton High Street and Station. The station provides fast services to London Waterloo in under 30 minutes, ensuring easy connectivity. The area also boasts a wide range of local shops, excellent transport links, and multiple bus routes, including H22, 281, 110, and 481.

For families, the property is well-positioned near outstanding local schools, including Chase Bridge, Nelson, Bishop Perrin, St Edmund's, Turing House, and Twickenham School. Nature lovers will appreciate the abundance of nearby parks and green spaces, such as Crane Park, Murray Park, and Powder Mill Lane Recreation Park.

This fantastic home combines convenience, comfort, and a prime location, making it a must-see for buyers looking to secure a well-connected and desirable property!

Share of Freehold - 999 year Lease.

Ground Rent: £1.00 p.a.

Service Charge: £1,500 p.a.

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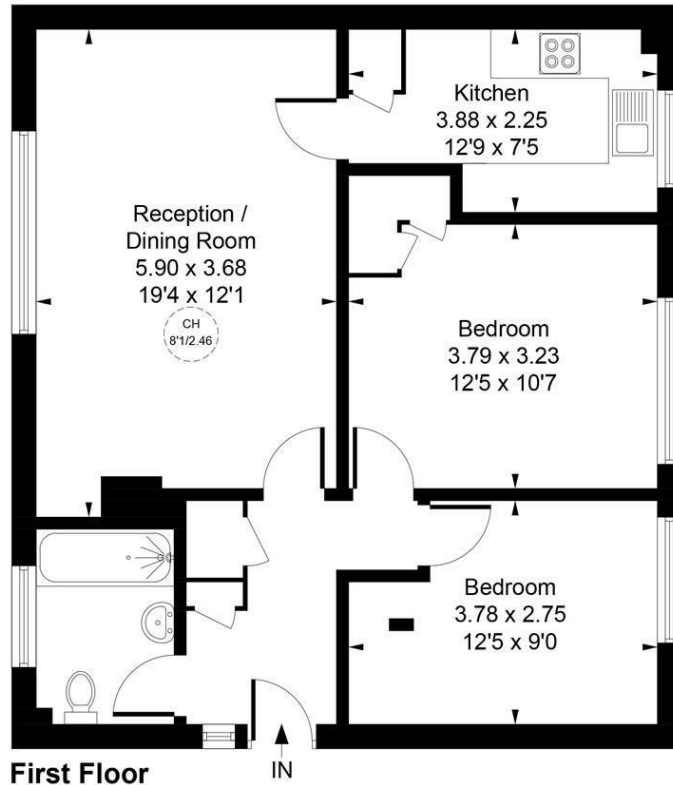




Approximate Gross Internal Area
65.57 sq m / 706 sq ft



CH = Ceiling Height



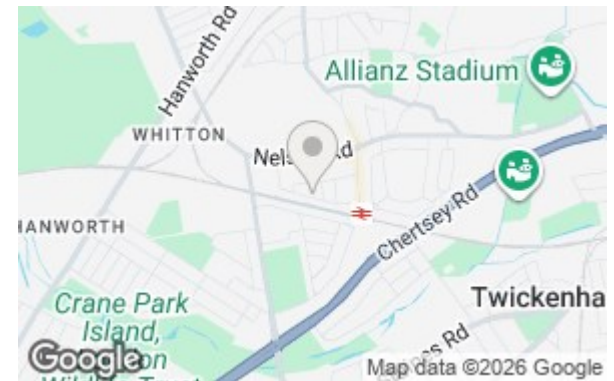
LOCAL AUTHORITY
Richmond Upon Thames

TENURE
Leasehold - Share of Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

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		63	78
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements