



## 1 bed apartment to buy in TW11

Stanley Road, London, ., TW11 8UE

**£175,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 36 sq m / 392 sq ft
- ✓ 1 Double Bedroom, 1 Shower
- ✓ Bright Accommodation with Modern Interiors
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Conveniently located within easy reach of Teddington town centre , this appealing first floor flat offers bright and characterful accommodation with modern interiors throughout.

Accommodation comprises a spacious entrance hallway with inbuilt storage cupboard, leading into the light and airy, open plan dual aspect reception/kitchen with ample space for both relaxing and dining.

The kitchen area comprises a range of matching wall and base units with work surfaces incorporating inset sink unit, gas hob with overhead extractor and electric oven below, and further space for appliances.

Additionally, there is a well sized double bedroom with space for free-standing furniture, and access to the en-suite shower room with white three piece suite.

The property is enviably located in leafy Teddington, moments from an array of shop and amenities. Fulwell train station is just a short walk away, with excellent fast and frequent links into Central London and the surrounding area. Fulwell bus station is also a stone throw away ,with numerous regular bus routes in operation , offering additional transport links.

Bushy Park is close-by with its beautiful open spaces, and the banks of the Thames also within easy reach.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 106

Annual Ground Rent Amount: £100.00

Annual Service Charge Amount: £250.00

Price: Starting Bid £175,000

Property Type: Apartment

Parking: Allocated, On Street

Year built: 1950

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

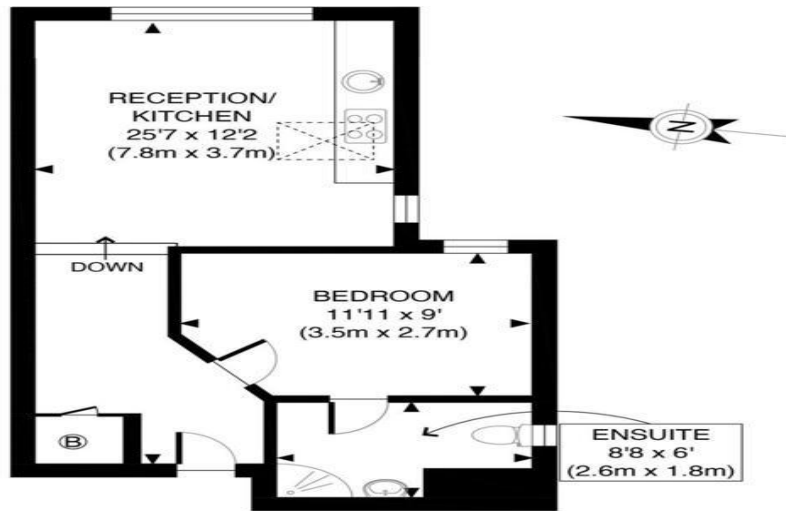
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 392 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 392 SQ FT / 36 SQM</p> <p>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation</p>	<p>Stanley Road</p>
	<p>date 28/06/23</p> <p><b>photoplan</b> </p>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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