

45 Talma Gardens, Twickenham, Middlesex TW2 7RB



Asking Price £325,000 Leasehold



A WELL PROPORTIONED FIRST FLOOR APARTMENT, SITUATED IN THIS TUCKED AWAY DEVELOPMENT CLOSE TO TWICKENHAM TOWN CENTRE SHOPS AND RAILWAY STATION. THE PROPERTY HAS BEEN WELL CARED FOR BY OUR CLIENTS AND HAS AN UPDATED BATHROOM AND KITCHEN.

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FOR SALE:

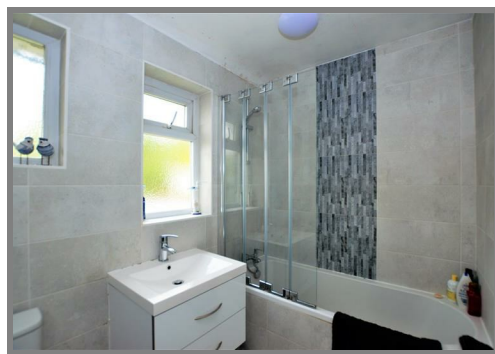
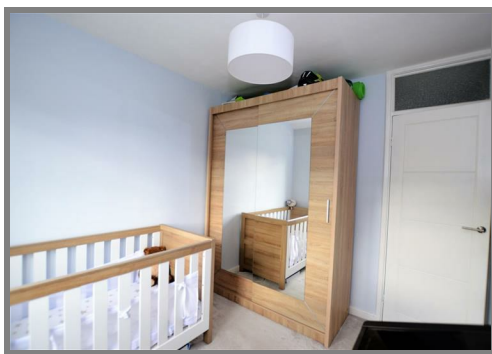
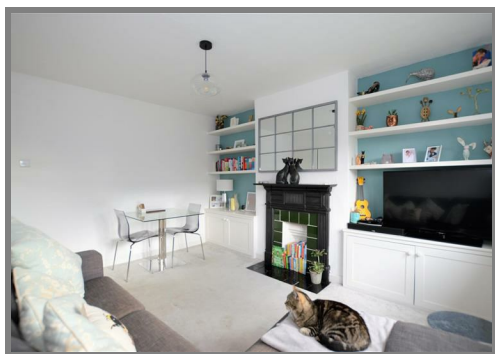
This lovely first floor home has a warm and welcoming feel to it and has clearly been well cared for by the current owners. The heating is gas fired to radiators and the windows benefit from replacement double glazing. The decorative condition is good and the living room is a particularly worthy of note with its feature fireplace with adjoining display / storage units, it also benefits from a bright southerly aspect, through the large window.

The bathroom and kitchen are both finished in a bright white, with a contrasting grey tile. Lease length Approx 997 yrs remaining.

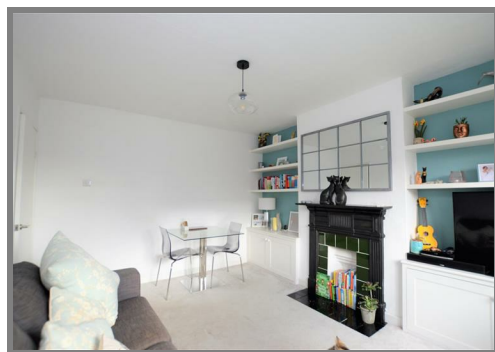
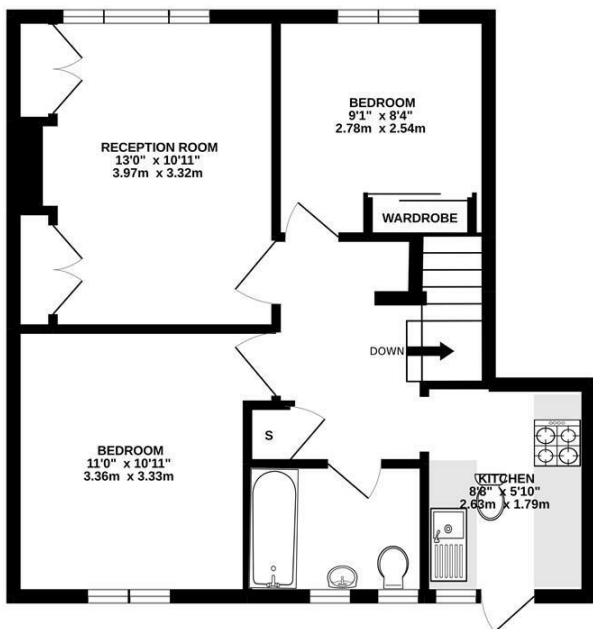
Outside: There are extensive communal grounds to both the front and rear, the flat also has its own small garden accessed down steps from the rear of the property via the kitchen, so there is a front and rear entrance.

LOCATION:

This impressive development is set back in its own grounds towards the end of Talma gardens, with Twickenham town center, shops and station, within walking distance. The area is well served by local schools and leisure facilities, with delightful stretches of the picturesque River Thames also being close at hand. Both Richmond and Twickenham towns are particularly well served by many fine restaurants and pubs, with the vast expanse of the stunning Richmond Park, just a short drive away. The A316 is close by and provides great access to London in one direction and the M25, M3 and the south west in the other.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



TALMA GARDENS, TW2
TOTAL FLOOR AREA: 501 sq ft. (46.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
Made with Metrepro C0022

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.