

1 Salliesfield Kneller Road, Whitton, TW2 7DQ



Asking Price £225,000 Leasehold



A GREAT OPPORTUNITY TO ACQUIRE YOUR FIRST HOME OR PERHAPS A PROPERTY INVESTMENT. THIS WELL KEPT GROUND FLOOR STUDIO APARTMENT IS IDEALLY LOCATED FOR LOCAL AMENITIES LOCATED CONVENIENTLY BETWEEN WHITTON AND TWICKENHAM TOWN CENTRES. THE ACCOMMODATION IS BRIGHT AND WELL PROPORTIONED WITH THE BEDSITTING ROOM HAVING GREAT WINDOWS TO LET IN THE LIGHT.

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FOR SALE:

A well presented ground floor studio apartment, located in this small development. The accommodation consists of a bright and well proportioned bed/living room, with two windows the main one being very wide and affording an outlook over the Kneller Road towards Kneller Hall. The decorative condition is good and this property could easily be described as "ready to go" as there is no onward chain.

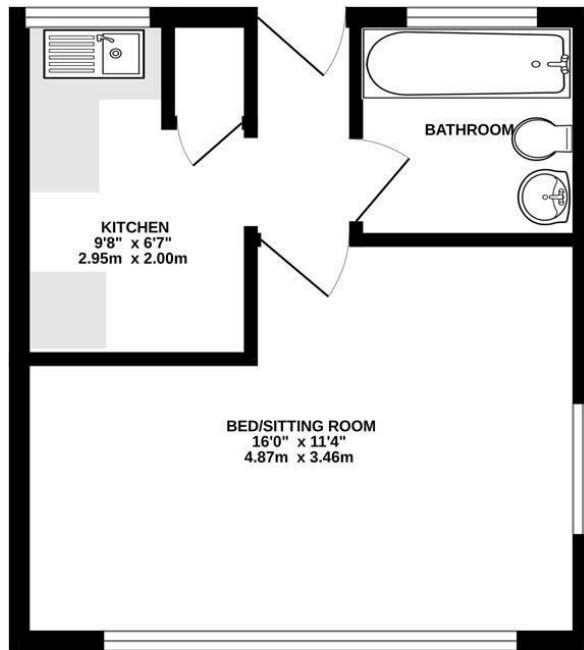
There is a separate kitchen and bathroom, with a white suite. The windows are double glazed.

OUTSIDE: there are communal grounds and there is a utility cupboard adjacent to the entrance door which houses the meters. We understand parking is available in marked bays, only when available and with a valid parking permit. There is currently a permit available valid until 31stAug 2025. Issued by P4 parking. Our client has informed us that they will pass the permit on to the new owner.

LOCATION:

Situated close to Whitton town centre with its comprehensive selection of small independent cafe's shops and small supermarkets, this is a well placed property for anyone looking for their first home. Twickenham and Whitton railway stations are close at hand.

GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA: 282 sq.ft. (26.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D			
(39-54) E		44	
(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.