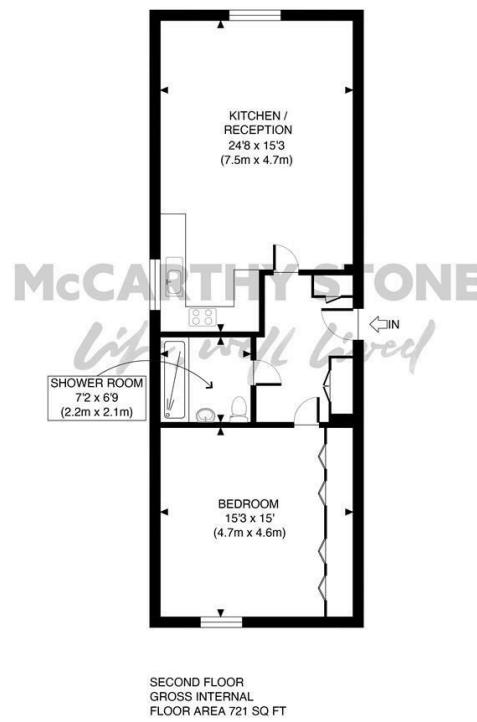


# McCARTHY STONE RESALES

## 22 BECK HOUSE TWICKENHAM ROAD, ISLEWORTH, TW7 7DJ



APPROX. GROSS INTERNAL FLOOR AREA 721 SQ FT / 67 SQM	Beck House
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	date: 17/07/24 photoplan

### COUNCIL TAX BAND: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>86</b>	<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



# McCARTHY STONE RESALES

A beautifully bright and spacious (721sq. ft.) one bedroom, second floor retirement apartment close to excellent shopping outlets, pharmacy, library and leisure center with swimming pool.

**ASKING PRICE £375,000 LEASEHOLD**

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



# TWICKENHAM ROAD, ISLEWORTH

1 BED | £375,000

## LOCAL AREA

Isleworth is a small town in the west of the vibrant and bustling capital city of London. The pretty old town centre still retains a charming village atmosphere with a selection of cafes, delicatessens, pubs and restaurants as well as picturesque walking and cycling routes along the town wharf or through the nearby Osterley Park. The town centre offers plenty of convenient parking spaces and easy transport options.

The development is surrounded by amenities. It's only 300 feet from Argyle Health Practice and 0.2 miles from a small convenience shop. Isleworth Train Station is 0.9 miles away and provides access to Richmond, Twickenham and Hounslow.

This beautifully presented and very spacious first floor apartment comprises, a large open plan living/dining room, double bedroom with fitted wardrobes, stylish wet room style shower room and a modern fully fitted kitchen with integral appliances. This apartment benefits from owning a large storage unit within the development.

## ENTRANCE HALL

Front door with spy hole and letter box leads into the spacious entrance hall. Wall mounted emergency intercom and door entry system. Walk in storage/utility cupboard housing the hot water cylinder and washer/dryer. Ceiling

spotlight. Doors giving access to living room, bedroom and shower room.

## LIVING ROOM

Open plan living/dining space, there is ample room for dining furniture. Double glazed windows allowing plenty of natural daylight. TV and telephone points. Ceiling lights, raised electric power sockets. Sky Q connection point.

## KITCHEN

A spacious and modern kitchen fitted with an excellent range of base and wall units in ivory gloss and contrasting work tops. Integrated fridge, freezer, electric oven, microwave and ceramic hob with stainless steel extractor hood and opaque glass splash-back. Sink unit and drainer with lever tap, tiled floor and under pelmet lighting. Electronically operated window.

## BEDROOM

This spacious double bedroom is very well presented and benefits from a large, double-glazed window that allows natural light to flood in. Central ceiling light. TV and telephone point. Two built in wardrobes fitted with mirrored sliding doors housing plenty of hanging and storage space.

## SHOWER ROOM

Shower room with a walk-in level access shower fitted with a thermostatically controlled shower with slip resistant floor tiling and grab rail and glazed screen. Close coupled WC. Vanity unit with inset wash basin and illuminated mirror

above. Heated towel rail, electric shaver socket. Emergency pull-cord.

## SERVICE CHARGE (BREAKDOWN)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

Service Charge: £3,929.31 per annum (for financial year ending 30/09/2024)

The Service Charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your house manager. Find out more about service charges please contact your property consultant or house manager

## LEASEHOLD INFORMATION

Term - 999 years from the 1st January 2019  
Ground rent £425 per annum  
Ground rent review: 1st January 2034

## ADDITIONAL INFORMATION & SERVICES

- Super Fast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

