



Asking Price £365,000 | Flat | Leasehold

- Two double bedroom ground floor apartment with underfloor heating.
- Modern kitchen and bathroom
- Communal grounds
- In easy reach of Twickenham Station 0.6 miles Whitton Station 0.7 miles Strawberry Hill Station 0.8 miles
- ideal investment buy
- Open plan living at its best with door to your own balcony
- Underground parking
- Located close to the Stoop the home of the Quins
- Ideal first time buy
- No onward chain

020 8892 1313



# Challenge Court, Twickenham, TW2 7SY

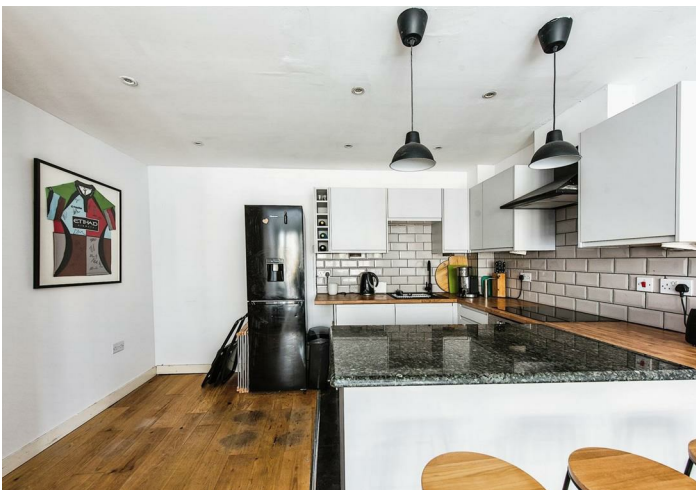
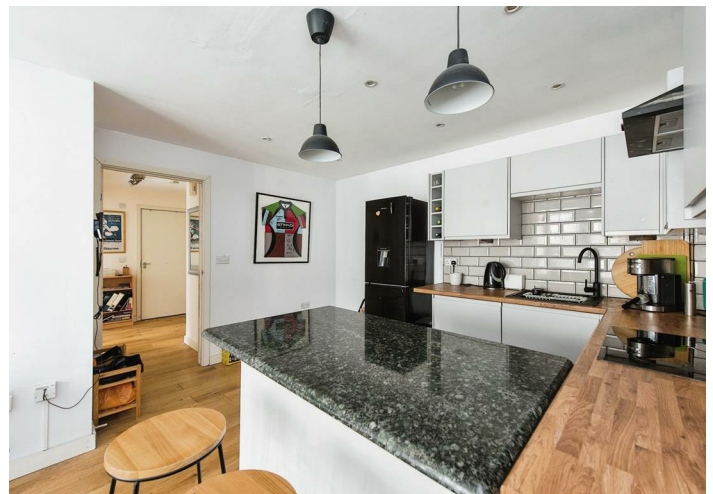
Milestone and Collis are pleased to offer this Two bedroom ground floor apartment with underfloor heating and its own balcony.

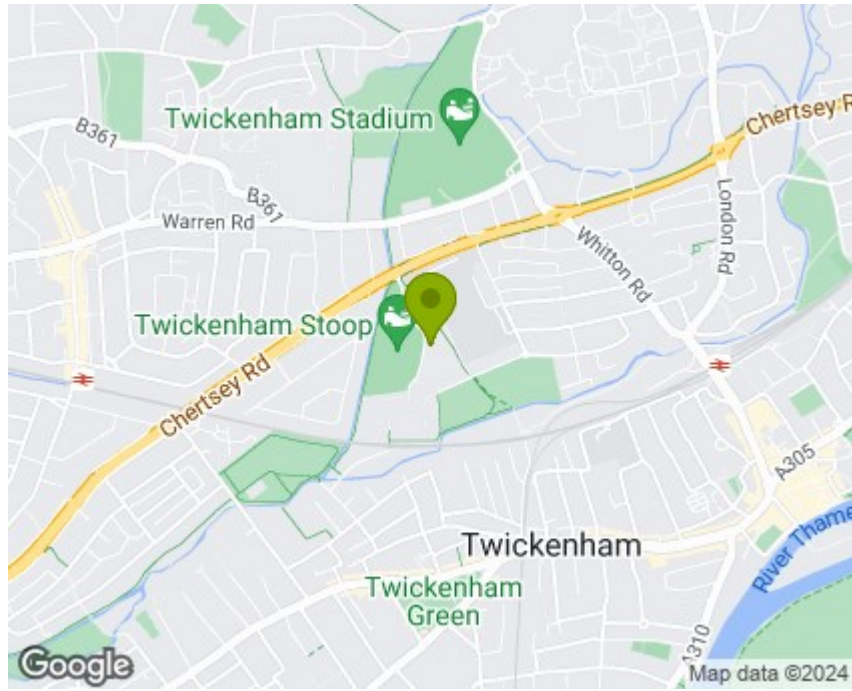
This well present property brings you open living at its best, with a modern kitchen with partial granite work tops, that is ideal for entertain you can pull up a stool and chat in the kitchen, relax and chill and watch tv or sit on your balcony.

Other benefits include Two double bedrooms, one comes with built in cupboard, the spacious hallway also has addition storage space a modern family bathroom and underground allocated parking.

The location close to Twickenham town centre with its fine selection of shops, bars and restaurants and is also ideal for commuting with Twickenham Station 0.6 miles, Whitton Station 0.7 miles, Strawberry Hill Station 0.8 miles, Road links are equally as good with the A316, M3, M25 opens up London Heathrow, Gatwick, central London and the South of England.

No onward chain.





Council tax band

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(82 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		82	82	England & Wales			
		EU Directive 2002/91/EC				EU Directive 2002/91/EC	



Total floor area 59.9 sq.m. (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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.