

Upper Grotto Road Twickenham



£449,950 Leasehold

- Modern apartment with own front door
- Two double bedrooms
- Modern kitchen and bathroom
- Allocated off-street parking space
- Long lease with over 975 years
- Ground floor position
- Sitting and dining reception room
- Lovely communal gardens
- Offered for sale with no chain
- Close to Strawberry Hill

TIFFIN ESTATE AGENTS LTD

103 High Street, Hampton Hill, Middlesex, TW12 1NJ

t. +44 (0) 20 8979 9111 e. info@tiffinestateagents.co.uk w. www.tiffinestateagents.co.uk

Upper Grotto Road, Twickenham, Middlesex TW1

A beautifully presented ground floor modern apartment with two double bedrooms and a very long lease with over 975 years unexpired. There is an allocated off-street parking space, lovely communal gardens, and the property is offered for sale with no chain. This is a highly desired location with Strawberry Hill with its amenities and railway station, and the green spaces of Twickenham Green, all close by. Radnor Gardens, River Thames with its towpath, and Twickenham town centre with its amenities and railway station, are all nearby.

A ground floor private entrance leads to the reception room with ample space for separate sitting and dining reception areas. Two double-glazed windows provide attractive rear aspect views. Open plan access leads to the kitchen with a range of modern fitted units. An extensive range of integrated appliances include oven, four ring gas hob, extractor fan, Bosch dishwasher, washer dryer and fridge freezer. A boiler cupboard houses the gas central heating combination boiler. An inner hall has doors leads to all remaining rooms. The principal double bedroom has attractive views and there is a second double bedroom. The bathroom and W.C have a modern fitted white suite with a bath with a wall mounted shower attachment and shower screen. There is a wall mounted sink unit, chrome heated towel rail, shaver point and light, part tiled walls and tiled flooring. Additional features include well-presented décor throughout the home, wood flooring, double-glazing and gas central heating.

Outside there are well maintained lawned communal gardens with some lovely established trees, and flower and shrub borders. There is an allocated off-street parking space and on road residents parking spaces, via permits from Richmond Council (Zone E). There is a communal refuse store.



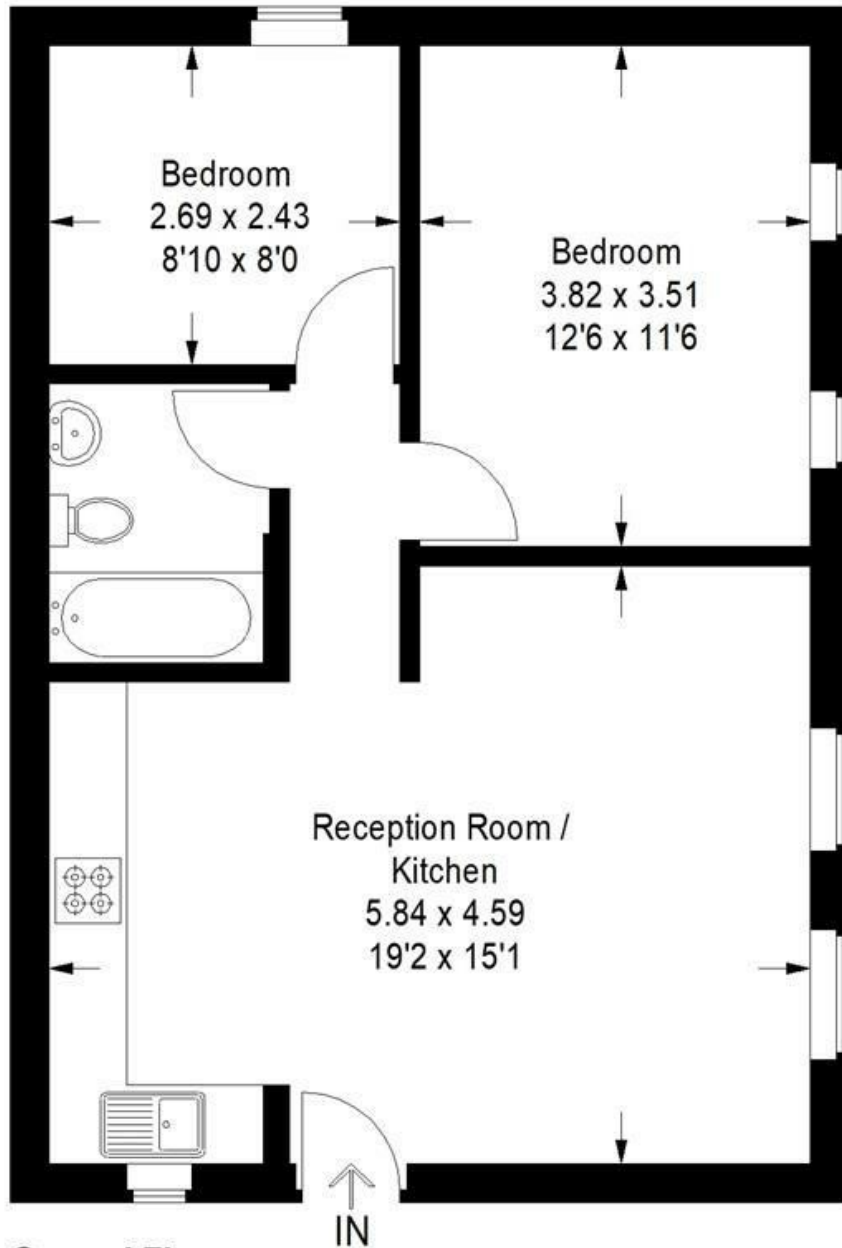
Upper Grotto Road, Twickenham, Middlesex TW1

410



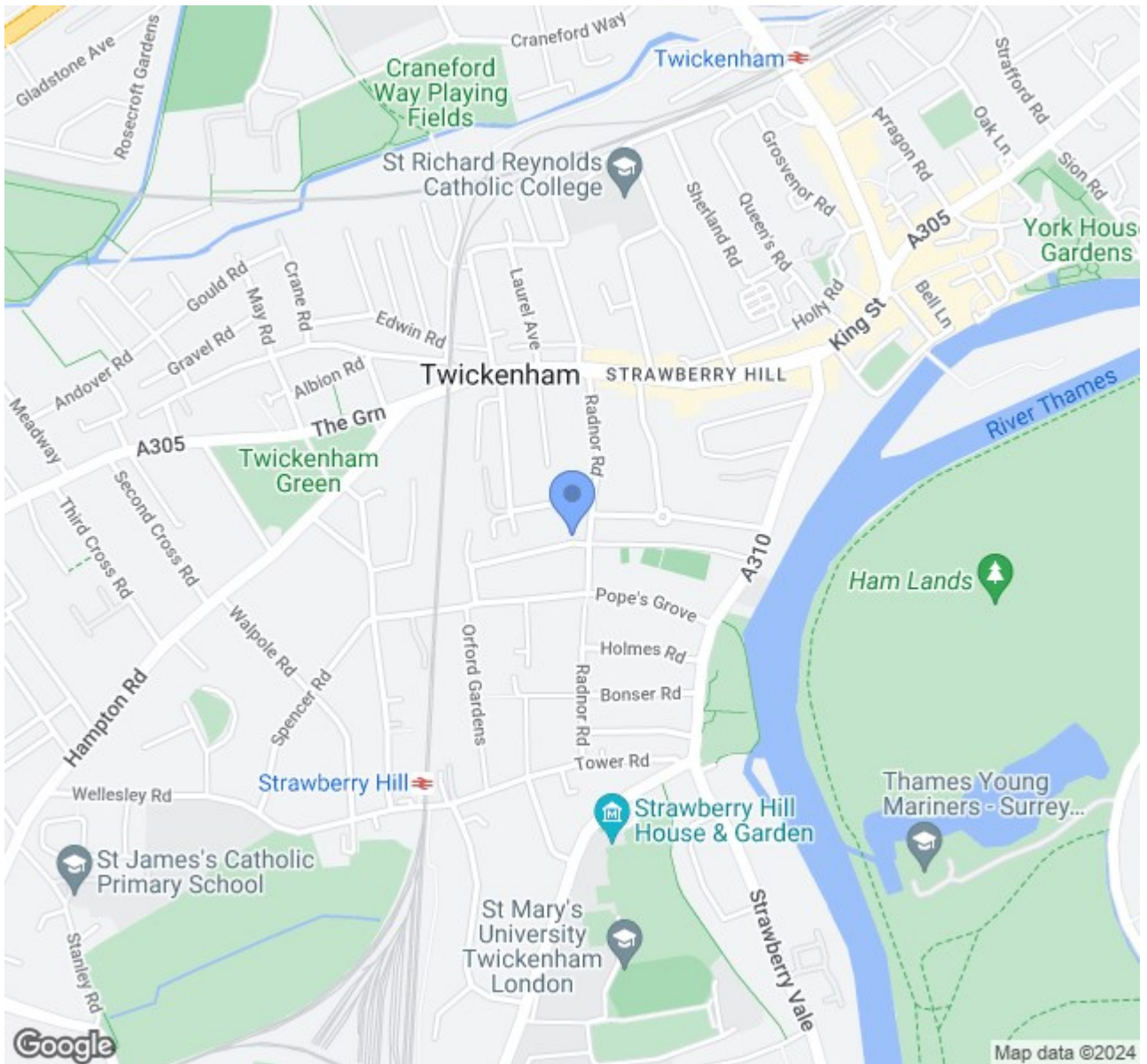
Upper Grotto Road

Approximate Gross Internal Area
50.5 sq m / 544 sq ft



Ground Floor
544 sq ft / 50.5 sq m

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1069872)



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

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

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them