

Waterhouse Court, Walpole Road Teddington



£192,500 Leasehold

- Retirement apartment
- One double bedroom
- 70% ownership
- Offered for sale with no chain
- Unallocated off-street parking
- Ground floor
- Direct access to communal gardens
- Long lease with 99 years
- Residents lounge and kitchen
- Central Teddington location

Waterhouse Court, Walpole Road, Teddington, Middlesex TW11 8TQ

A ground floor retirement apartment for the over 60s with one double bedroom and direct access to well-maintained communal gardens. The purchase price includes a 70% share of ownership and comes with a new 99-year lease. Whilst the property would benefit from some cosmetic updating, an extensive range of benefits include residents communal lounge, kitchen, laundry room, and use of a guest bedroom suite. There is a 24 hour on call emergency line, service from an on-site manager, and unallocated residents parking spaces. The property is located moments from the amenities and bus services of Teddington town centre.

A private ground floor entrance and front door lead to the entrance hallway with three built-in storage cupboards and doors to all rooms. The through reception room has space for separate sitting and dining reception areas, double-glazed windows, and double-glazed door to the communal gardens. The wall mounted entry system provides various services which include access to emails and direct access to the on-site manager and neighbours. A door leads to the kitchen with a range of fitted units and an integrated oven, four ring hob and an extractor fan. There is space and plumbing for a washing machine, space for an upright fridge-freezer, double-glazed window, and wall mounted gas central heating boiler. The bedroom is a good size double room and has an attractive view. The shower room and W.C has a shower cubicle, pedestal wash hand basin, part tiled walls, double-glazed frosted window, radiator, and a shaver point. There is double-glazing and gas central heating.

Outside there are well-maintained patio and lawned communal gardens with trees and shrubs. There is a communal residents lounge and kitchen where residents meet to socialise and a residents laundry room. There are unallocated residents off-street parking spaces.



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Approximate Gross Internal Area = 42.4 sq m / 456 sq ft

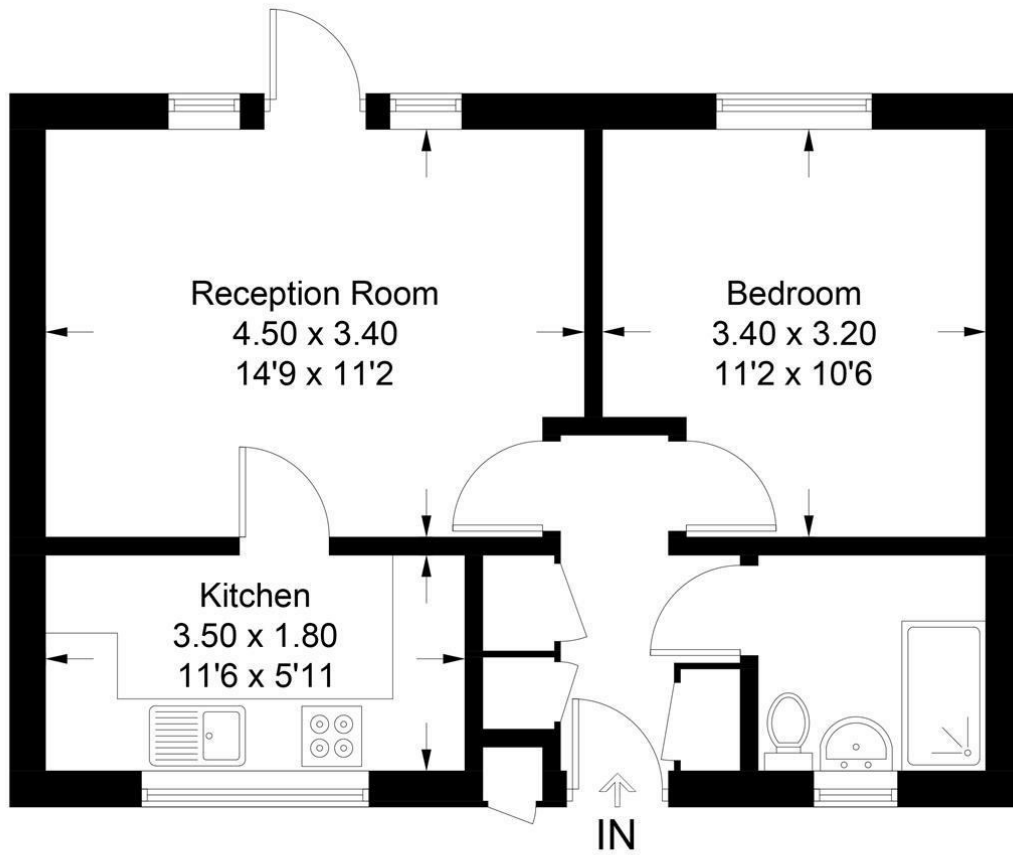
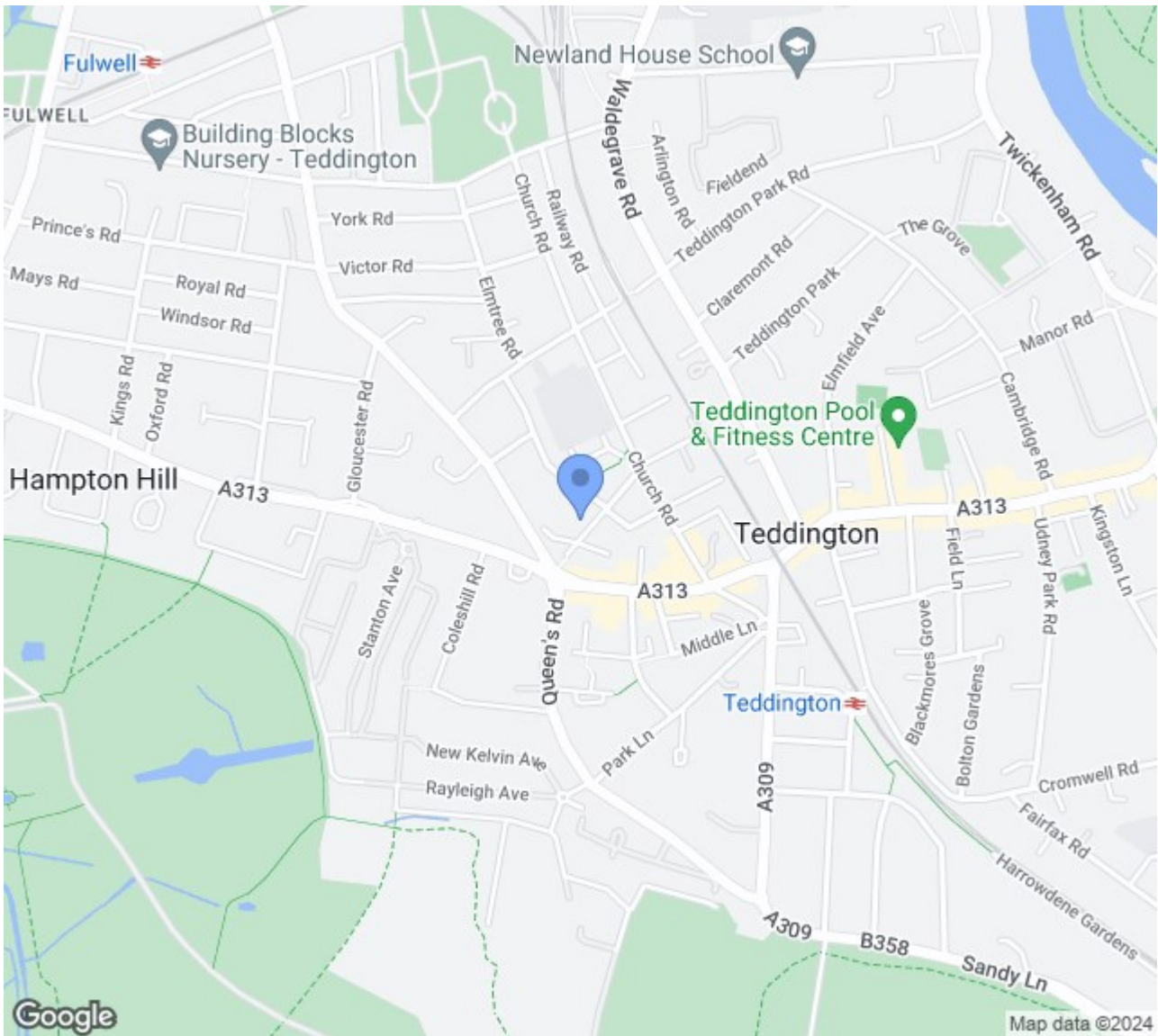


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (955597)



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	73	75

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