

**Udney Park Road
Teddington
TW11 9BF**

£574,950

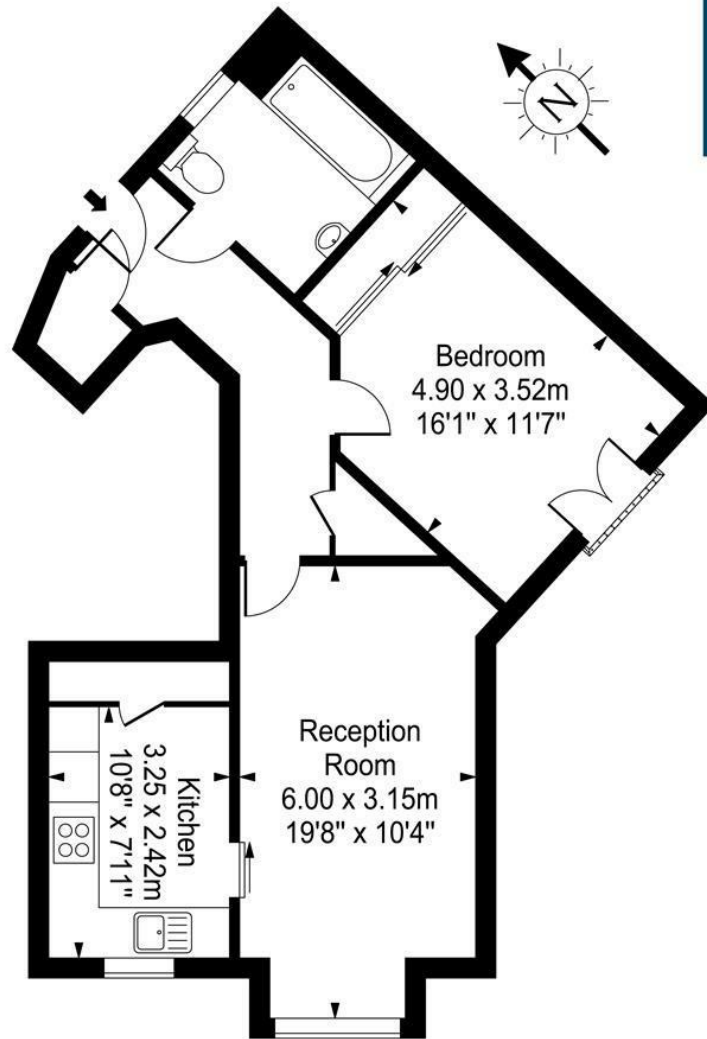
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Fullerton Court

Approx. Gross Internal Area
60 Sq M - 646 Sq Ft

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- Viewings Accompanied by Chase Buchanan
- For Persons Aged Over 65
- Parking For Residents & Visitors
- 24 Hour On-Site Management
- Moments to Shops, Restaurants and Transport
- Highly regarded Retirement Development
- Spacious First Floor Apartment (Lift Access)
- Restaurant On-Site
- Located in the Heart of Teddington
- Vacant with Immediate Possession

Fullerton Court is a popular and highly regarded retirement development and this rarely available and spacious apartment benefits from 24-hour staffing, residence parking, beautiful communal gardens, and an array of on-site support services.

Based on the first floor with lift access, the apartment forms part of a modern development, ideally placed in the heart of Teddington, moments from shops, restaurants, and local amenities including nearby bus stops. The apartment offers well-proportioned accommodation totaling nearly 700 sq.ft, including a spacious reception room with the advantage of double doors onto a Juliette balcony and direct access to a well-equipped kitchen complete with integrated appliances.

The Fullerton Court development enjoys surrounding communal gardens, 24-hour on-site management and reception, as well as the convenience of residents' parking, a restaurant, a residents lounge, a laundry room, and many other amenities and support services.

Vacant and ready for immediate occupation.

Lease 99 years. Annual Ground Rent £0. Annual Service Charge £10,426.44
(All details concerning the terms of the lease and outgoings are subject to verification).

For more information or to book a viewing, please contact:

020 8977 1166

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43 High Street, Teddington, TW11 8HB

Energy Efficiency Rating		Current	Desired
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	78	80
D	55-68		
E	39-54		
F	21-38		
G	1-20		

Environmental Impact (CO ₂) Rating		Current	Desired
Very environmentally friendly - lower CO ₂ emissions			
A	10-15%		
B	16-20%		
C	21-25%		
D	26-30%		
E	31-35%		
F	36-40%		
G	41-45%		

Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.