

**Walpole Road
Teddington
TW11 8TQ**

70% Shared ownership
£245,000

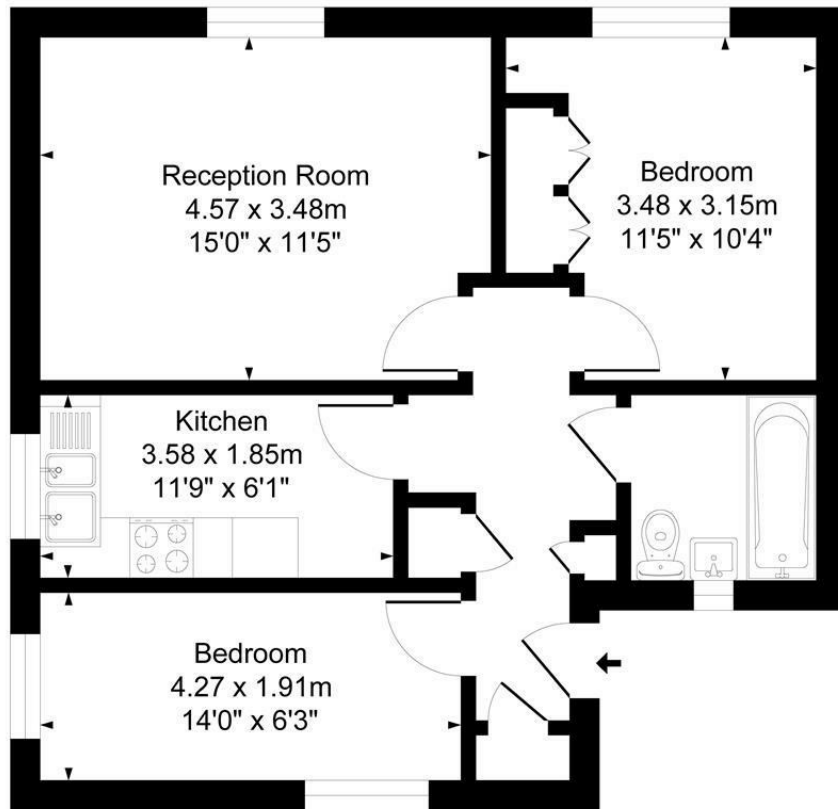
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Waterhouse Court TW11

Approx. Gross Internal Floor Area
54.3 Sq M - 585 Sq Ft

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First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced By Esjay Property Marketing

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Desired	Current	Desired
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
75	75		

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.

- Viewings accompanied by Chase Buchanan
- Security entry phone system
- New 99-year lease
- Two bedrooms
- Warden assisted over 60's retirement apartment
- 70% Share ownership
- Close to high street
- End of chain

This is a first-floor retirement apartment for the over 60's with two bedrooms and access to communal gardens. The purchase price includes a 70% share of ownership and comes with a new 99-year lease, an extensive range of benefits includes residents' communal lounge, communal kitchen, laundry room, and use of a guest bedroom suite that can be reserved in advance.

There is a 24-hour on-call emergency line, service from an on-site manager, and unallocated residents parking spaces. The property is light and spacious and comes with a separate kitchen, lounge/diner with Juliet balcony, and bathroom. There is also a security entry system and ample storage space. Outside there are well-maintained patio and lawned communal gardens with mature shrub borders. There is a communal residents lounge and kitchen where residents meet to socialise and a resident's laundry room. There are unallocated residents off-street parking spaces which are on a first come first serve basis.

Situated within proximity to Royal Bushy Park and Teddington High Street and also offers great public transport with regular buses into both Richmond and Kingston town centres and regular trains into London Waterloo.

70% share of ownership
Sold with a new 99-year lease
Service charge of £274 per month, No rent payment required.

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

020 8977 1166

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43 High Street, Teddington, TW11 8HB