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estate agents

# Field Lane, Teddington, TW11 9BA

Ground Floor 1 bedroom apartment in a popular over 60's Independent Living/Retirement development with a private west facing balcony, use of mature communal gardens and residents parking. Situated in central Teddington with direct access to shops, cafes, restaurants, bus stops towards Kingston, Richmond and Heathrow and just 0.3 miles from Teddington train station.

With a 70% share of ownership, no monthly rental, video entry phone access/support system, lifts to all floors, site manager, residents laundry room and use of the guest suite.

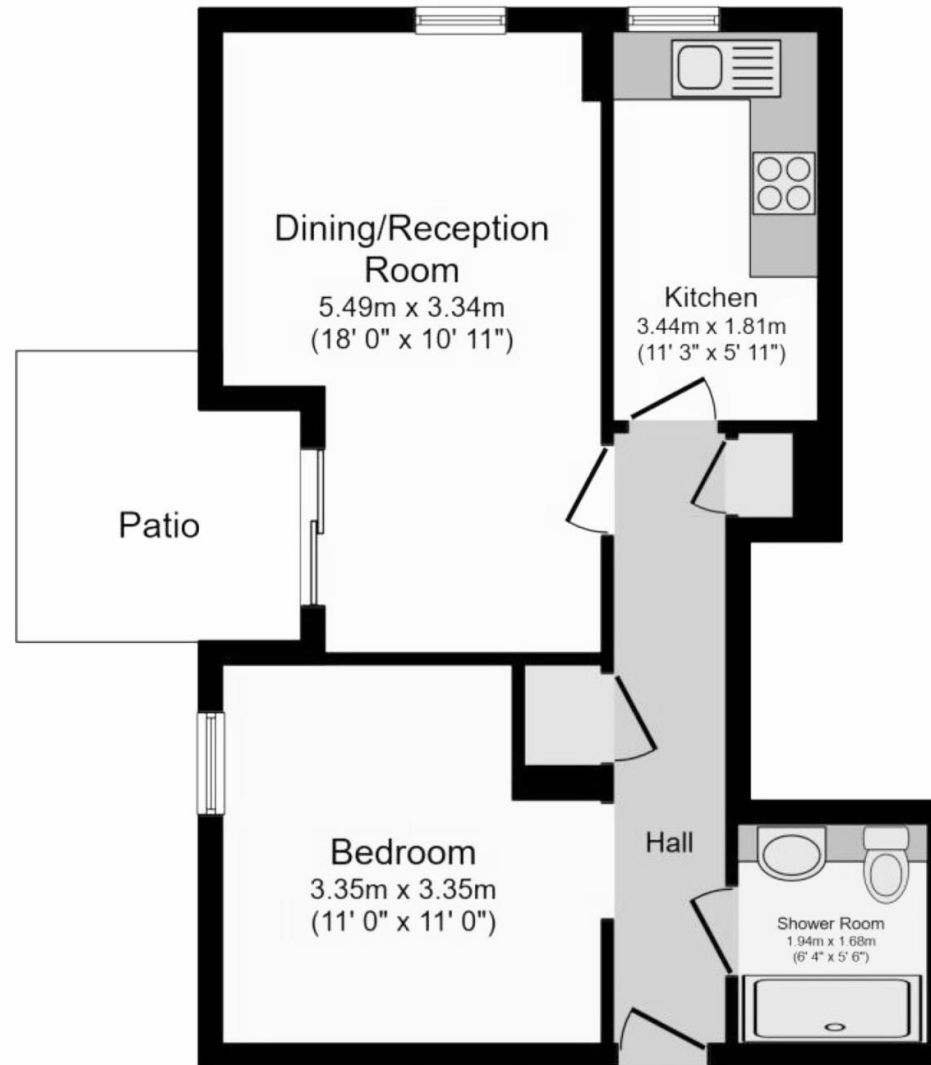
Refurbished and redecorated throughout to offer 474 sq ft of well proportioned living space with a recent boiler, new radiations, new carpets, modern fitted kitchen and shower room. Entrance hallway with built in storage leads to the shower room, the spacious double bedroom, the separate fitted kitchen and the dual aspect living/dining room with a sliding door onto the private west facing balcony.

Located less than 0.5 miles from Bushy Park and Teddington footbridge across the Thames to Teddington Lock, Ham Lands and walking/cycle tracks along the river towards Richmond and Hampton Court Palace.

EPC Rating tbc

- Ground Floor 1 Bedroom Apartment
- Newly Refurbished Throughout
- No Onward Chain
- Over 60's Independent Living
- Private West Facing Balcony
- Communal Gardens and Residents Parking
- 0.3 Miles from Teddington Train Station





## Ground Floor

Total floor area 44.0 sq. m. (474 sq. ft.) approx

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### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approxiamte. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

