



Offers In Excess Of £400,000 | Flat | Leasehold

- Two bedroom ground floor apartment
- Well maintained communal gardens
- Security entry system
- Easy access to Strawberry Hill Station
- Ideal investment buy
- Ground floor storage room
- Resident parking
- Close to Twickenham Green, The River Thames
- Ideal first time or downsizer purchase
- No onward chain

020 8892 1313



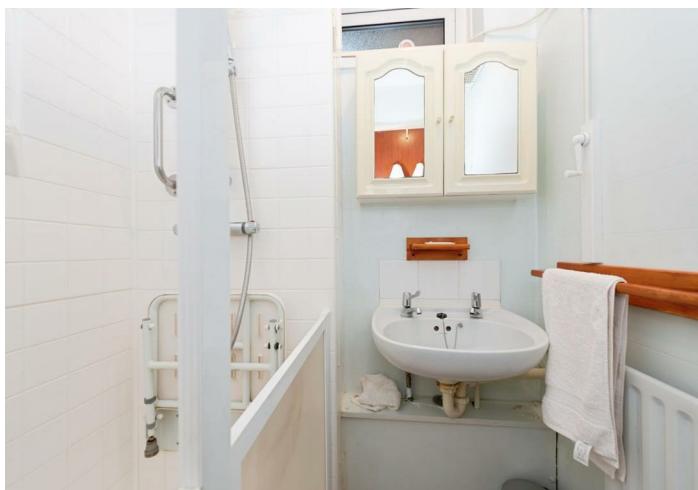
# Alexander Close, Twickenham, TW2 5TB

Milestone and Collis offer this rarely available two double bedroom in this popular cul-de-sac of Alexander Close, Twickenham, this charming ground floor flat offers a delightful living experience in the heart of Strawberry Hill, the property features a spacious lounge/dining room, perfect for both relaxation and entertaining. The good size kitchen, while two generously sized double bedrooms provide ample accommodation.

This ground floor flat, ensuring a comfortable and inviting atmosphere. The bathroom is well-equipped, and the property benefits from plenty of storage options, catering to all your organisational needs. Outside, residents can enjoy the communal gardens, which provide a lovely green space to unwind, as well as convenient outside storage and resident parking.

Location is key, and this property does not disappoint. Just a stone's throw from Twickenham Green and the picturesque River Thames, residents can indulge in the local charm, with a variety of pubs, shops, cafes, and restaurants within easy reach. For those who commute, Strawberry Hill Train Station is nearby, offering direct services to London Waterloo, while frequent bus routes and quick access to the A316/M3/M25 motorways and Heathrow Airport make travel a breeze.

This flat is an ideal opportunity for first-time buyers, investors, or those looking to downsize, particularly individuals with mobility concerns. The surrounding area is well-served by both private and state-run schools, making it a suitable choice for families as well. Embrace the vibrant lifestyle that Strawberry Hill and Twickenham have to offer in this delightful apartment, where comfort and convenience meet.



Directions from Milestone and Collis 86 Heath Road, Twickenham, TW14bw Heath Rd/A305/A311, 0.3 mi Slight left onto The Grn/A311, 0.1 mi Turn left onto Pope's Ave, 0.1 mi Turn left onto Pope's Grove, 210 ft Turn right onto Alexander Cl, 157 ft Alexander Cl Twickenham TW2 5TA

TW2 5TB lies on Alexander Close in Twickenham. TW2 5TB is located in the South Twickenham electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham. The Sub Integrated Care Board (ICB) Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.



#### NEAREST SCHOOLS

Archdeacon Cambridge's Church of England Primary School, State School, Ofsted: Good, 0.1 miles

Twickenham Primary Academy, State School, Ofsted: Outstanding, 0.3 miles

St Mary's University, Twickenham, 0.3 miles

Radnor House, Independent School, 0.3 miles

#### NEAREST STATIONS

Strawberry Hill Station, 0.2 miles

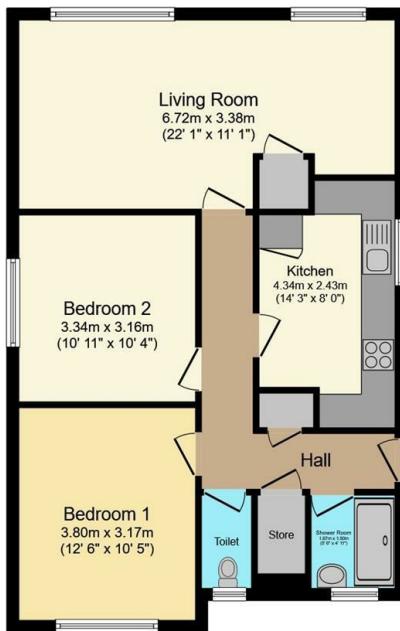
Fulwell Station, 0.7 miles

Twickenham Station, 0.8 miles

#### Council tax band

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Total floor area 70.0 sq.m. (754 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.

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