



Offers In Excess Of £315,000 | Apartment | Leasehold

- Luxury one bedroom apartment
- South facing balcony
- Gated development with automatic gates and allocated parking
- Bedroom with ample storage
- Long lease
- Open plan living at it's best with additional dining space
- Corner plot
- Wooden underfloor heating
- Near Twickenham green
- No onward chain

020 8892 1313

Milestone-collis.com

Sales@milestone-collis.com



Staines Road, Twickenham, TW2 5AH

Milestone & Collis are proud to offer this one bedroom luxury apartment, this gem of a property is sure to captivate your heart. This delightful apartment, part of a gated development with an automatic gate and allocated parking bay, offers a perfect blend of modern comfort and convenience.

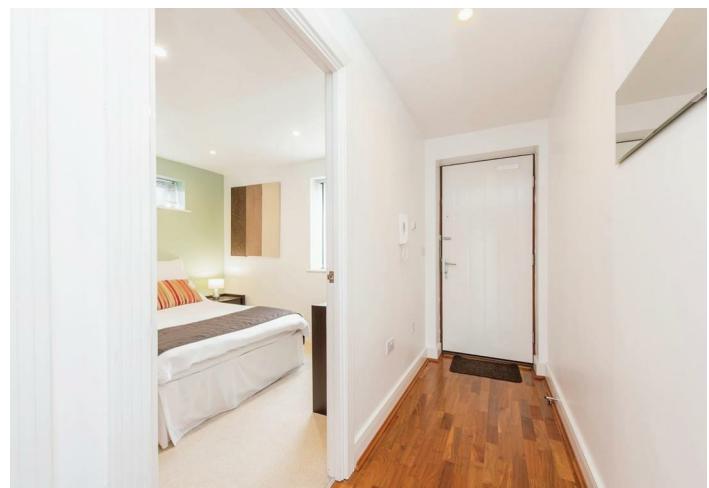
Step inside this new build property and be greeted by an inviting reception room, a cosy bedroom, and a sleek bathroom. The highlight of this home is the corner location, providing ample natural light and boasting a good-sized south-facing balcony, where you can unwind and soak in the sunshine.

The open-plan layout exudes contemporary elegance, with an impressive state-of-the-art kitchen featuring built-in appliances. Imagine preparing your favourite meals in this stylish space, complete with engineered wooden flooring and underfloor heating, for that touch of luxury.

Conveniently situated near Twickenham Green, this apartment offers not just a home, but a lifestyle.

Whether you're a first-time buyer, a couple looking for a cozy nest, or a savvy investor seeking a prime property, this residence with a long lease is a fantastic opportunity not to be missed.

Don't let this chance slip away, come and experience the best of modern living in this charming corner apartment.



Milestone and Collis Sales 86 Heath Rd, Strawberry Hill, Twickenham TW1 4BW Turn right onto Heath Rd/A305/A311, 0.3 mi Continue straight onto The Grn/A305 Continue to follow A305, 0.9 mi Staines Rd Twickenham



TW2 5AH lies on Staines Road in Twickenham. TW2 5AH is located in the West Twickenham electoral ward, within the London borough of Richmond upon Thames and the English Parliamentary constituency of Twickenham Location is NHS South West London ICB - 36L and the police force is Metropolitan Police.

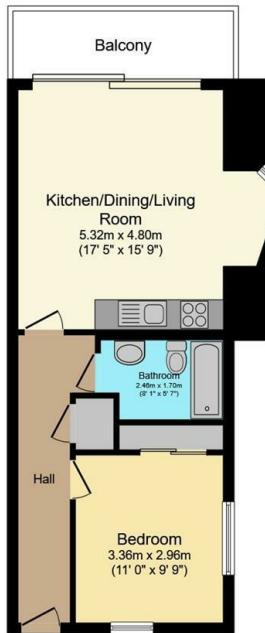
NEAREST SCHOOLS

Trafalgar Junior School, State School, Ofsted: Good, 0.1 miles
 Trafalgar Infant School, State School, Ofsted: Good, 0.2 miles
 Waldegrave School, State School, Ofsted: Outstanding, 0.3 miles
 Archdeacon Cambridge's Church of England Primary School, State School, Ofsted: Good, 0.3 miles

Council tax band C

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating		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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	



Total floor area 47.4 m² (511 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).
 Powered by www.focalagent.com

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.

020 8892 1313

Sales@milestone-collis.com

Milestone-collis.com