

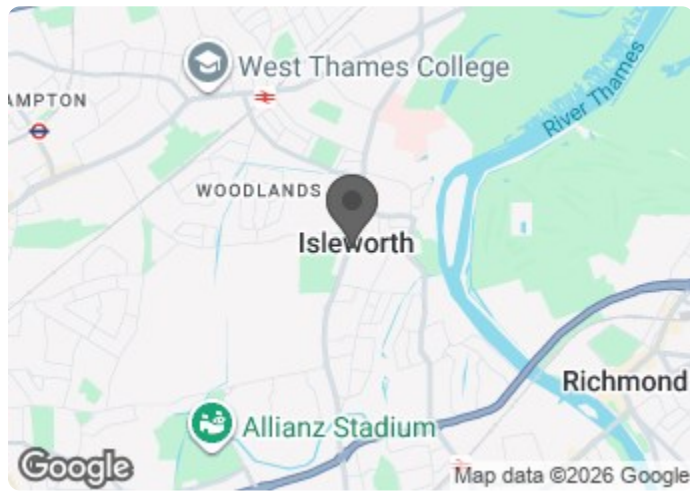
APPROX. GROSS INTERNAL FLOOR AREA 846 SQ FT / 79 SQM	Beck House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date: 29/08/22 photoplan

### 4 Beck House

Twickenham Road, Isleworth, TW7 7DJ



### Council Tax Band: E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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		

### Asking price £525,000 Leasehold

An immaculate bright and spacious two bedroom, two shower room ground floor retirement apartment with paved patio facing the landscaped gardens. Close to excellent shopping outlets, pharmacy, library and leisure center with swimming pool and transport links. Own car parking space and storage unit.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised





# Twickenham Road, Isleworth, TW7 7DJ

2 bed | £525,000

## Summary

Isleworth is a small town in the west of the vibrant and bustling capital city of London. The pretty old town center still retains a charming village atmosphere with a selection of cafes, delicatessens, pubs and restaurants as well as picturesque walking and cycling routes along the town wharf or through the nearby Osterley Park. The town center offers plenty of convenient parking spaces and easy transport options.

The development is surrounded by amenities. It's only 300 feet from Argyle Health Practice and 0.2 miles from a small convenience shop. Isleworth Train Station is 0.9 miles away and provides access to Richmond, Twickenham and Hounslow

## Entrance Hall

Front door with spy hole and letter box. leads into the spacious entrance hall. Wall mounted emergency intercom and door entry system. Walk in utility cupboard with washer/dryer. Under floor heating runs throughout the apartment. Ceiling spotlight. Doors giving access to living room, two double bedrooms and shower room.

## Living Room and Patio

A well-proportioned lounge with double glazed patio door opening onto a private paved patio area with a Westerly aspect leading onto the landscaped communal gardens. Feature fireplace. TV and telephone points, Sky/Sky+ connection point. Two ceiling lights. Fitted

carpets, raised electric power sockets. Partially glazed door leads onto a separate kitchen.

## Kitchen

Modern fitted kitchen with a range of low and eye level units and drawers with contrasting work surfaces. UPVC double glazed window with a Westerly aspect. Stainless steel sink with mono lever tap and drainer. Bosch waist level oven, fitted Bosch microwave above, ceramic hob with opaque glass splash back, stainless steel cooker hood and integral fridge freezer and under pelmet lighting.

## Bedroom One with en-suite shower room

This spacious bedroom is very well presented and benefits from a large double glazed window that allows for plenty of natural light. Central ceiling light. TV and telephone point. Walk-in wardrobe with plenty of hanging and storage space. Separate door leading to an en-suite shower room.

## En-suite Shower Room

A good sized en-suite with a walk in shower with slip resistant flooring and grab rail, glass screen. WC. Vanity unit with inset sink and illuminated mirror above. Heated towel rail, emergency pull-cord.

## Bedroom Two

A spacious second double bedroom that could even be used as an office or hobby room, window overlooking gardens.

## Shower Room

Second shower room with a walk in shower

with slip resistant flooring and grab rail, glass screen and door. WC. Vanity unit with inset sink and illuminated mirror above. Heated towel rail, emergency pull-cord.

## Service Charge (Breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service Charge does not cover external costs such as your council tax, electricity or TV, but does include the cost of your house manager. Find out more about service charges please contact your property consultant or house manager

Service charge: £5,686.29 per annum (Up to financial year end 30/09/2026).

## Leasehold

Term - 999 years from January 2019

Ground rent: £495 per annum

Ground rent review date: January 2034

## Car Parking

This apartment has its own allocated car parking space.

## Storage unit

This apartment is being offered for sale to include its own storage unit.

## Additional Information & Services

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

