

# ANTHONY JAMES MANSER

Residential Sales & Lettings



**Varsity Drive**  
Twickenham, TW1 1AL  
**£265,000**  
Leasehold  
Council Tax Band C

This is a well presented ground floor one bedroom apartment which presents an excellent opportunity for first-time buyers. The property has been modernised throughout with an open-plan kitchen, living and dining space, and family bathroom. Conveniently situated, this home is less than a mile from the iconic Twickenham Stadium, making it an ideal choice for those who enjoy the vibrant atmosphere of the area. Additionally, the property benefits from a fast track to Waterloo Station, ensuring easy access to central London and beyond. Residents will appreciate the well maintained communal areas, which reflect the care and attention given to the development. The secure entry phone system adds an extra layer of safety and peace of mind. This delightful apartment not only offers a comfortable living environment but also a prime location that combines convenience with a sense of community. Whether you are looking to make your first step onto the property ladder or seeking a modern home in a desirable area, this apartment is worth considering.

Lease Term: 125 years from 23.08.2013 - 113 years remaining approximately  
Service Charge: £1,939 per annum approximately.  
Ground Rent: £75.00 per annum approximately.

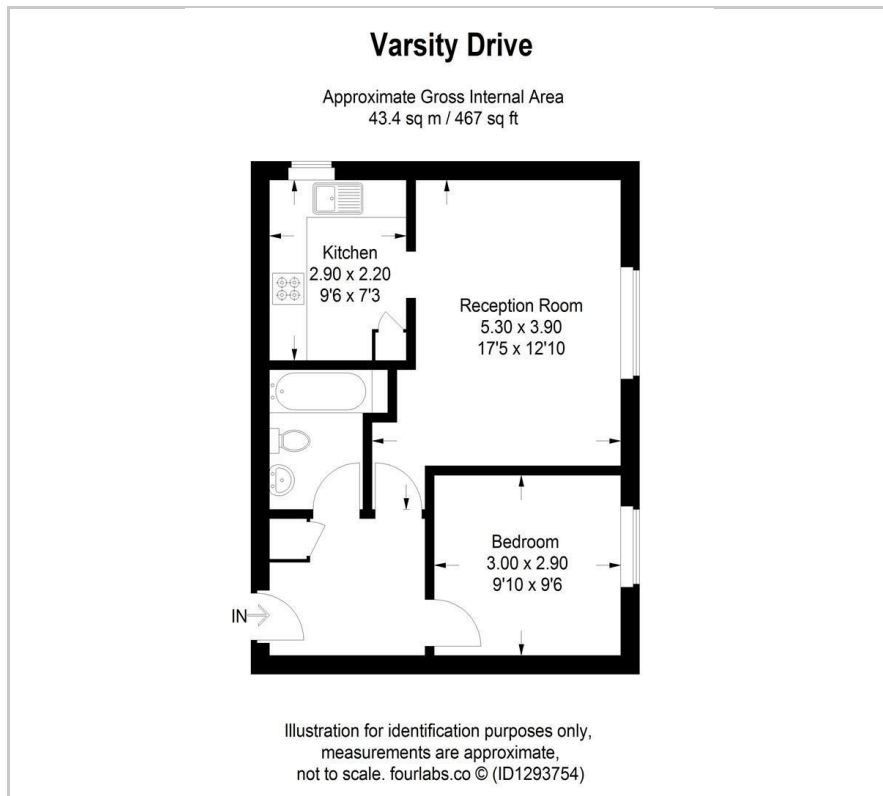
- Ground Floor Apartment
- One Double Bedroom
- Open Plan Kitchen and Reception
- Well Presented Throughout
- Close to Amenities
- Excellent Transport Links
- Secure Entry Phone
- Communal Grounds
- Allocated Parking

## Viewing

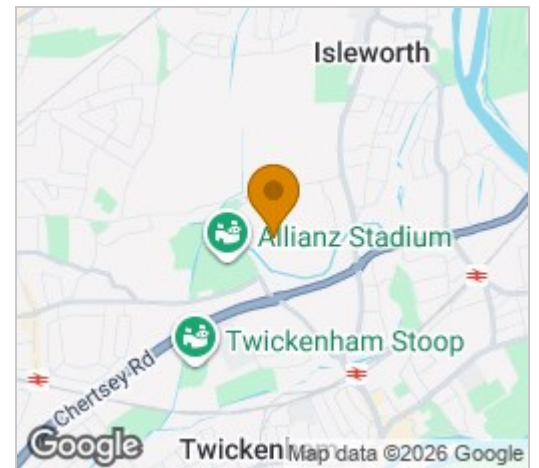
Please contact our Sales Office on 020 8847 0488 if you wish to arrange a viewing appointment for this property or require further information.



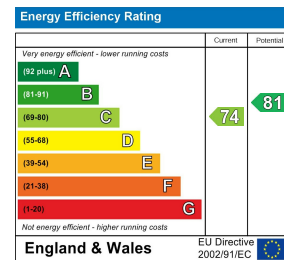
## Floor Plan



## Area Map



## Energy Efficiency Graph



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