

# ANTHONY JAMES MANSER

Residential Sales & Lettings



## Draper Close Isleworth, TW7 4SX £225,000 Leasehold Council Tax Band D

OUR VENDOR IS OPEN TO REASONABLE OFFERS PLEASE CONTACT US TO DISCUSS.

Kingfisher Court, is a delightful retirement flat located in a gated development off Draper Close. This well-maintained ground floor apartment with french doors into the communal garden, and two comfortable bedrooms and a spacious reception room. The bathroom includes a bath and a separate shower making it an ideal home for someone, offering a range of amenities designed to enhance your living experience. With an on-site development manager a warden call service, you can enjoy peace of mind knowing that assistance is readily available should you need it. The residents' lounge provides a welcoming space for socialising and engaging in regular activities, fostering a sense of community among neighbours. Additionally, there is a guest suite available for visitors, ensuring that your friends and family can comfortably stay over. Benefitting also from residents parking on a first come first served basis. The property is conveniently situated, with easy access to local bus services that connect you to Richmond and Twickenham, also Isleworth Station serves London Waterloo, as well as the Hounslow East Underground station on the Piccadilly line, ensuring that you are well-connected to the wider area.

Lease Details: 125 years from 1st September 1999 - 99 years remaining  
Service Charge: Currently advised by the vendor at £2,515.98 per 6 months  
Ground Rent: Currently advised by the vendor at £125.00 per 6 months.

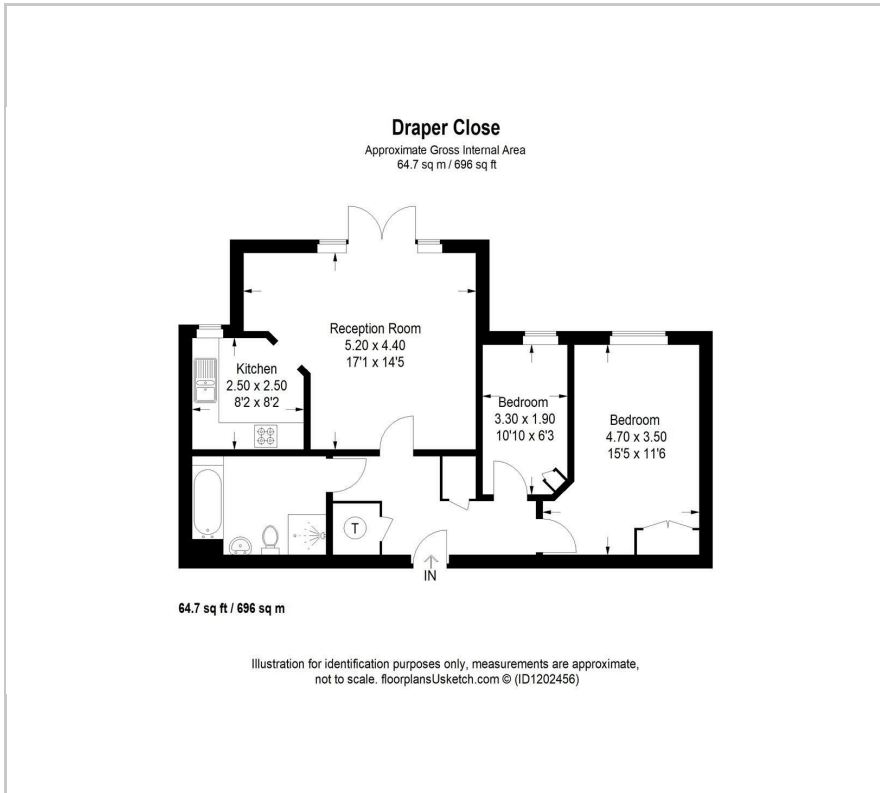
### Viewing

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

- OUR VENDOR IS OPEN TO REASONABLE OFFERS PLEASE CONTACT US TO DISCUSS.
- A Purpose Built Apartment Located within a Gates Development
- Ground Floor Apartment with French Doors into the Communal Garden
- Two Bedrooms
- Private Development with Entry Phone System
- Retirement Home
- On Site Manager & Warden Call Services
- Isleworth Station Serving Waterloo
- Close to Local Bus Service Serving Twickenham and Richmond
- Residents lounge and Guest Suite



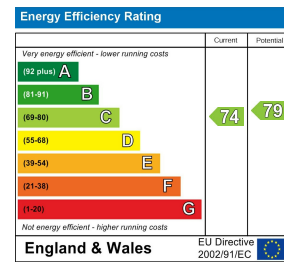
## Floor Plan



## Area Map



## Energy Efficiency Graph



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.