

37 Talma Gardens, Twickenham, Middlesex TW2 7RB



Asking Price £325,000 Leasehold



A BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE WITH ITS OWN SEPARATE ENTRANCE CONVENIENTLY SITUATED IN THIS POPULAR DEVELOPMENT ON THE WHITTON/TWICKENHAM BORDERS OFFERED FOR SALE IN GOOD DECORATIVE CONDITION WITH THE ADDED BENEFIT OF NO ONWARD CHAIN.

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FOR SALE:

This bright and spacious first floor maisonette is offered for sale in good decorative condition and benefits from being offered for sale with no onward chain. The accommodation is well proportioned and features a good size living room, attractive fitted kitchen, two good double size bedrooms and a shower room/wc with white suite as well as its own private side entrance away from the other maisonettes. Outside there are two brick built storage sheds, lawned communal gardens to the front of the development and small lawned private garden strip to the rear. Additional benefits include a long lease in excess of 900 years remaining. Ideally suited to First Time Buyers or rental investors an early viewing is highly recommended.

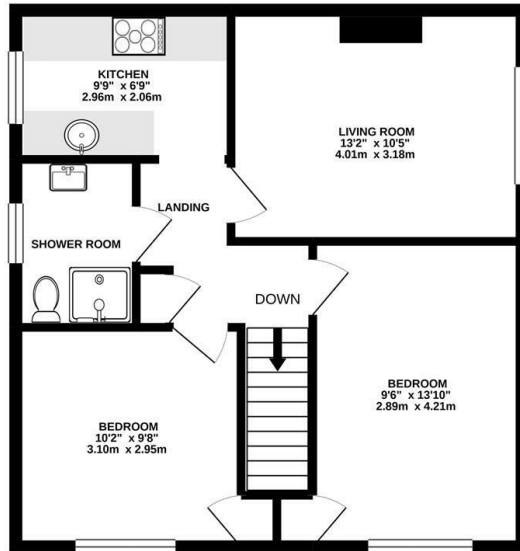
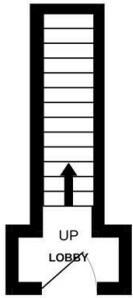
LOCATION:

The property is situated between both Twickenham and Whitton, their railway stations are approximately ½ mile including Twickenham town center with its comprehensive facilities, Whitton High Street with its busy shops and cafes, is also close to hand.



GROUND FLOOR

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA: 592 sq.ft. (55.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	67	(69-80) C	65
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.