

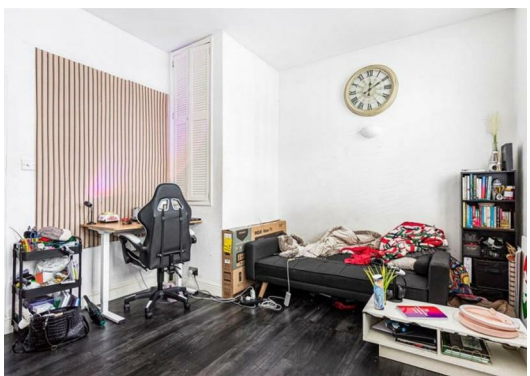
00 York Street, Twickenham, TW1 3LD
Offers in excess of £185,000

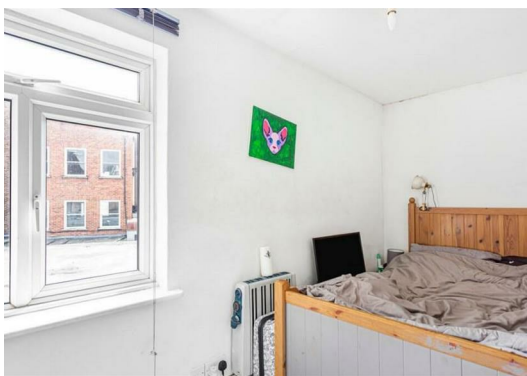
A charming one bedroom flat set right in the heart of Twickenham Town Centre on York Street, now sold with NO ONWARD CHAIN.

This delightful property is ideal for cash buyers and offers its own entrance with an open plan reception and kitchen, a comfortable double bedroom and shower room.

York Street is one of Twickenham's most desirable locations. You are moments from the High Street with its array of shops, cafes and restaurants, York House Gardens and the River Thames, with Church Street's boutiques just a short stroll away. For commuters the transport links are excellent. Twickenham Station is just a few minutes walk with fast services to London Waterloo in around 25 minutes, while Richmond Station offers District Line and Overground connections. Buses run directly from York Street and there is easy access to the A316, M3 and Heathrow.A perfect opportunity for first time buyers and investors alike in a superb TW1 location.







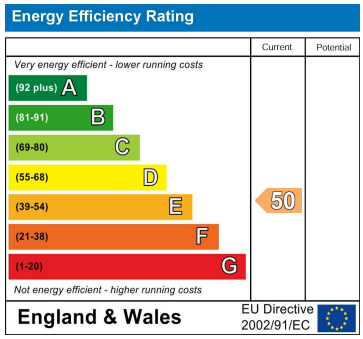
Disclaimer

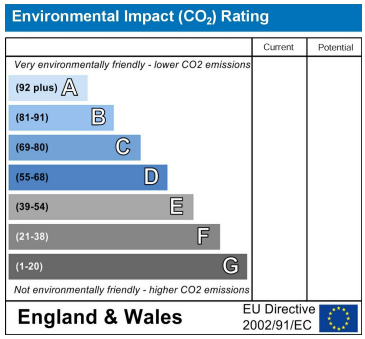
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

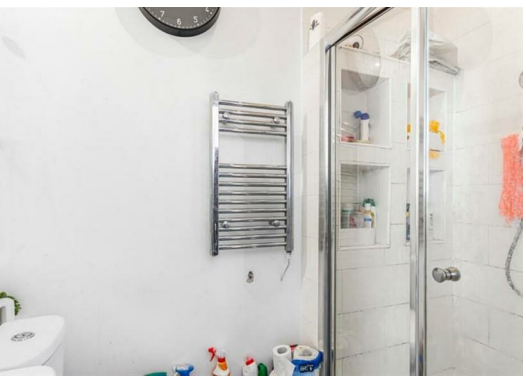
Leasehold Information

111 years remaining on the lease
Ground rent: NOTES Lease states GR started at £200pa for first 25 yrs, then 400pa for next 25 yrs, then £600pa for next 25 yrs, then £800pa for next 25 yrs and then £1000pa for remainder of term.m
Maintenance charge: The tenant must pay a “fair proportion” of costs for shared areas and structural elements:
“To pay on demand a fair proportion of the expenses payable in respect of constructing repairing rebuilding and cleansing all passages road footpaths access ways party walls fences sewers drains gutters and external pipes and other things the use of which is common…”

This information is provided by the vendor and should be verified during the conveyancing process.











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