



**Popes Avenue  
Twickenham**

**£599,000**

**ChaseBuchanan**



## Key Features

- Viewings accompanied by Chase Buchanan
- Retirement flat
- Two bed top floor
- Lodge manager
- Residents living room/kitchen
- Lift to all floors
- 24 hour careline system
- Parking and communal gardens
- Guest suite
- Council Tax Band E

## Description

This is a top floor, retirement apartment with a living/dining room, two double bedrooms, modern kitchen and shower room and further W.C.

Gifford Lodge is an attractive development of one and two bedroom apartments arranged over three floors, built in 2012. The Lodge, which overlooks Twickenham Green within the conservation area, is built in the former gardens of a Twickenham Mansion. It is ideally located for the main shopping area of Twickenham and the amenities of Strawberry Hill. Gifford Lodge requires at least one resident to be over the age of 60 with any second resident over the age of 55. Each apartment is completely self-contained with its own front door, providing you with privacy, whilst the residents can also take advantage of the communal areas including the gardens and lounge.

The half yearly service charge is £2155.99 and the half yearly ground rent is £356.69. 117 lease years remaining. (All details concerning the terms of the lease and outgoings are subject to verification).

Service charges include: Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance, lift maintenance, lodge manager and a contribution to the contingency fund.



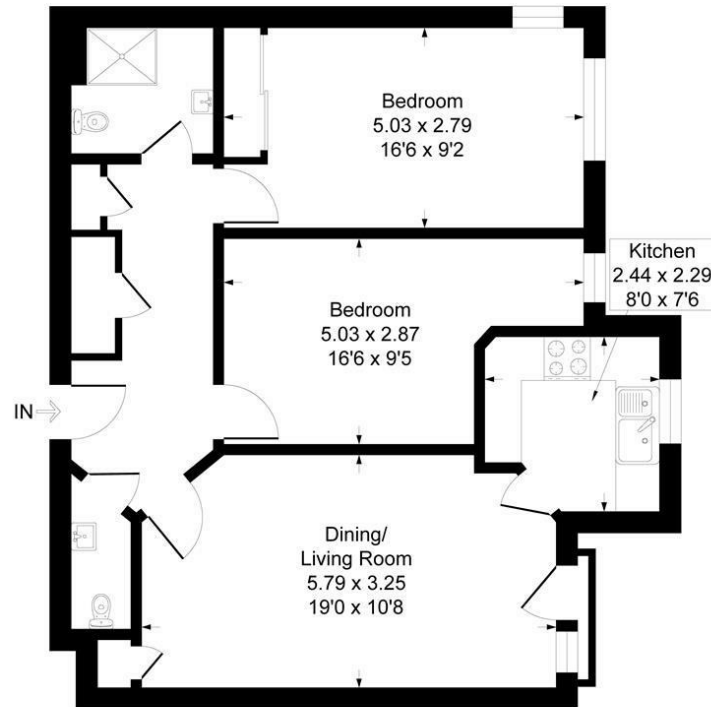




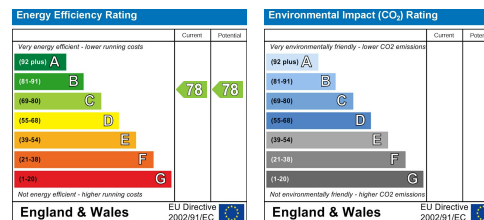


## Popes Avenue TW2

Approximate Gross Internal Floor Area = 67.3 sq m / 725 sq ft



Care has been taken in the preparation of these particulars, however, their accuracy is not guaranteed and they do not form part of any contract. Measurements stated must be considered maximum.



For more information or to book a viewing, please contact:

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