



**1 Rosebank Close, Teddington**  
**£435,000**

# 1 Rosebank Close

Teddington, TW11 9BW

- 2 Bedroom Purpose Built Ground Floor End of Terrace Apartment, freshly decorated, and enjoying French doors off the lounge to a front patio.
- SHARE OF FREEHOLD and EXTENDED LEASE of 999 years from 1993 with NO GROUND RENT.
- Off leafy Fairfax Road just moments from sought after Collis School and also close to Teddington Station with 6 trains an hour to Waterloo.
- Video Entryphone system : Double glazing : Wood flooring to the hall, lounge/diner and both bedrooms.
- 2 generous bedrooms and fitted shelving to the 12 ft deep 2nd bedroom makes it a perfect option for a child's bedroom or part home office.
- Within reach of all the niche shopping and restaurants on Teddington High Street plus more shopping and multiple bus services in nearby Broad Street.
- Use of the communal gardens and an allotted parking space by the flat plus additional visitor parking available controlled by a voucher system.





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The development is off Fairfax Road and the front of the block is entered via a video entry phone system into a communal hallway which leads round to the entrance door into the flat. The hall of the apartment has a dimplex heater and wood flooring plus airing cupboard with hot water store and slatted shelving.

The bright lounge/diner has wood flooring, store cupboard off, and double glazed French doors out to a small patio with space for planting and pots. There is an arch off the rear of the lounge /diner into the kitchen which has a double glazed side window, part tiled walls, units at eye and base level, worktops, inset sink unit, integral Zanussi oven and Bosch electric hob, and spaces for washing machine and upright fridge freezer.

Both bedrooms have wood flooring, double glazed front window and wall mounted heaters. The second bedroom also has various fitted shelves and could also function as a home office.

The bathroom has a pedestal wash hand basin, WC and a panel enclosed bath with a shower over, shower rail and curtain and tiled surround.

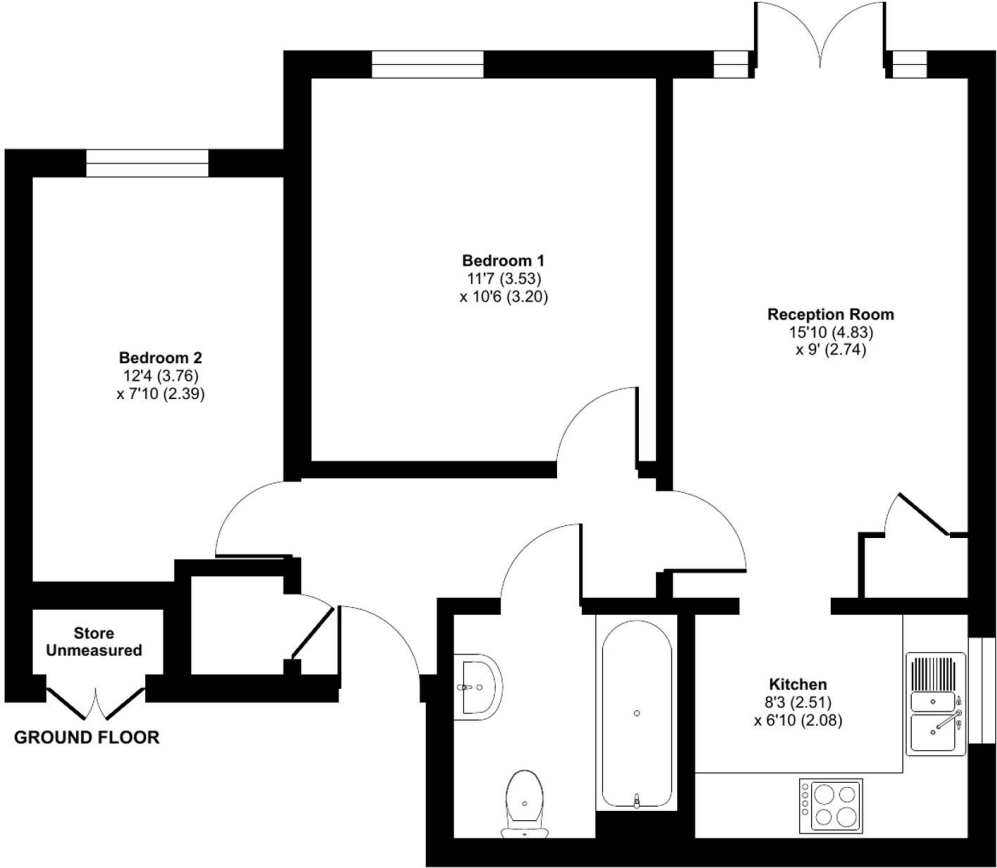
There is a dedicated parking space by the flat and additional visitor parking available controlled by a voucher system.



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Approximate Area = 557 sq ft / 51.7 sq m (exclude store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nlchecom 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1197395



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The service charge comprises a basic charge of £1059.90p for the current year plus an additional £398 which goes into a sinking fund. The roof was only renovated last year.

Council Tax band: D

Tenure: Share of freehold with an extended lease of 999 years from 22 December 1993 and no ground rent.

EPC Energy Efficiency Rating: E

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