



## 2 bed retirement property to buy in TW7

Draper Close, Isleworth, ., TW7 4SX

**£105,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Residents parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ A Purpose Built Apartment Located within a Gates
- ✓ Ground Floor Apartment with French Doors into the Communal
- ✓ Two Bedrooms
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

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.

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 99

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £5,032.00

Price: Starting Bid £105,000

Property Type: Retirement property

Parking: Residents

Year built: 1999

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: Yes

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

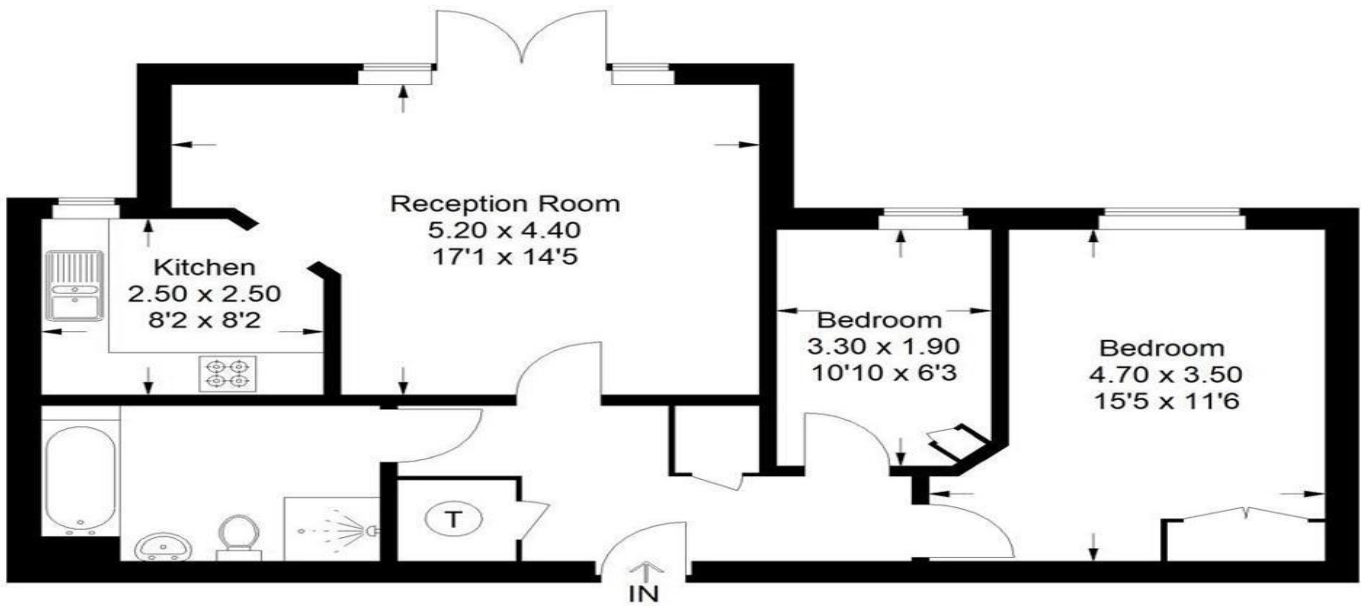
Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Draper Close

Approximate Gross Internal Area  
64.7 sq m / 696 sq ft



64.7 sq ft / 696 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1202456)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Draper Close, Isleworth, ., TW7 4SX

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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