

HAM, RICHMOND

£450,000 : LEASEHOLD

**MERVYN
SMITH**
ESTATE AGENTS

STUART ROAD, HAM, RICHMOND UPON THAMES, SURREY, TW10 7QR



A 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT with its own PRIVATE REAR GARDEN over 35 ft x 20ft and accessed directly via a door off the rear bedroom.

RECENTLY EXTENDED LEASE OVER 170 YEARS with NO GROUND RENT.

NO ONWARD CHAIN !

Both bedrooms enjoy a bright double aspect and have inbuilt wardrobe cupboards.

Elegant lounge/dining room over 14 ft x 12 ft with oak flooring.

Remodelled bathroom : Fitted kitchen with integral AEG hob and oven.

Lots of storage - 3 cupboards off the hall, private bike/store lockup off the communal hall, plus a garden shed.

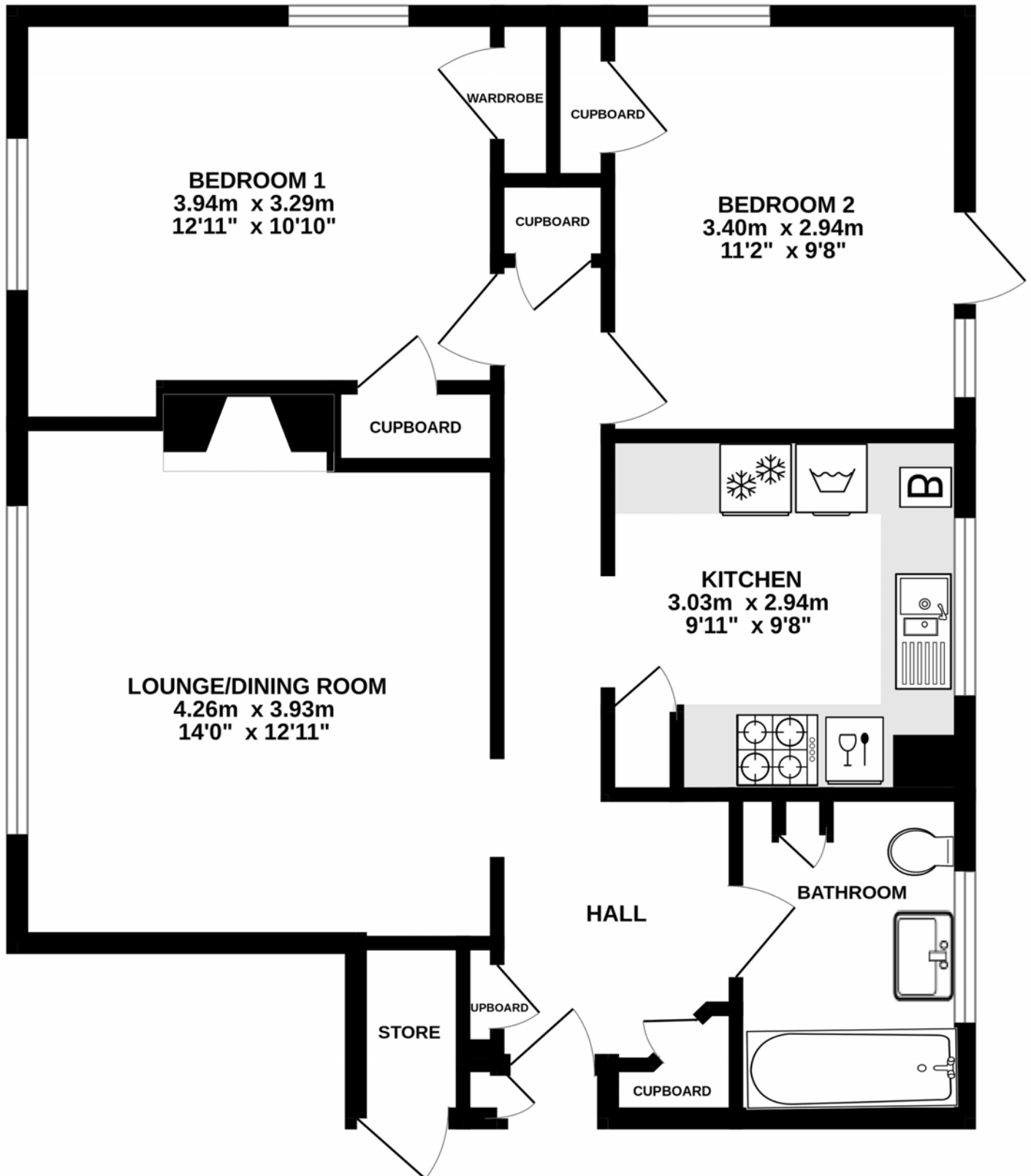
Double glazing : Gas central heating system with a Worcester Greenstar condensing combi boiler : Entryphone system.

Located in a residential side road within nearby reach of Ofsted Outstanding Grey Court School, the German School and a choice of nurseries and primary schools. The property is near Ham Library, buses to central Richmond and Kingston and local shops including a Tesco Express, German Deli and Swiss Bakery, pharmacies and Post Office.

020 8549 5099

www.mervynsmith.co.uk

GROUND FLOOR
64.8 sq.m. (698 sq.ft.) approx.



TOTAL FLOOR AREA : 64.8 sq.m. (698 sq.ft.) 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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COMMUNAL ENTRANCE:

Communal front door with entryphone system into communal hall. Door to private storage/bike lockup cupboard.

HALL:

Engineered oak floor, radiator. Meter cupboard and storage cupboard near entrance. Further storage cupboard at the other end of the hall.

LOUNGE/DINING ROOM: Abt 14 ft max x 12 ft 11 (4.26m max x 3.93m)

Engineered oak floor. Double glazed window to front aspect, fireplace aperture, radiator.



KITCHEN: Abt 9 ft 11 x 9 ft 8 (3.03m x 2.94m)

Double glazed window to rear garden aspect, tiled floor. Fitted units at eye and base level, worktops and brick tile splashbacks. Inset one & half bowl sink unit, inset AEG hob, inbuilt AEG oven, integral dishwasher. Spaces for fridge and washing machine. Cupboard housing wall mounted Worcester Greenstar condensing combi boiler.



BATHROOM:

Tile panel enclosed bath with screen and shower over, part tile walls, wash hand basin with cabinet under, frosted double glazed window, fitted tall cupboard, heated towel rail, WC.



BEDROOM ONE: Abt 12 ft 11 x 10 ft 10 max (3.94m x 3.29m max)

Double aspect room with double glazed windows to front and side aspects, radiator, double doors to two inbuilt wardrobe cupboards.



BEDROOM TWO: Abt. 11 ft 2 x 9 ft 8 (3.40m x 2.94m)

Double aspect room with double glazed windows to front and side aspects plus a double glazed door to the rear which accesses across to the garden, radiator, inbuilt wardrobe in addition to stated room dimensions.



Door from the rear bedroom across a grass verge and shared path with trellis and gate into ...

PRIVATE REAR GARDEN approx. 36 ft x 26 ft (approx. 11m x 8m)

Main area laid to lawn with borders, play area with bark chippings, seed beds, paved patio with trellis screen, garden shed. For green waste disposal etc, the garden can also be accessed via a door off the communal entrance hall.



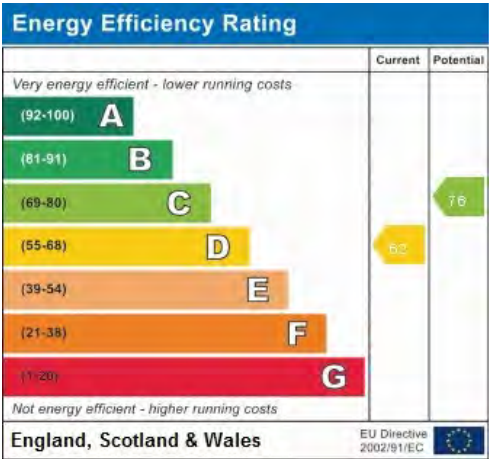


LEASE: We are advised that the lease has been extended and is 215 years from 24th October 1983.

SERVICE CHARGE : The service charge estimate for 1st April 2024 - 31st March 2025 is £97.51 per month.

COUNCIL TAX BAND: C (London Borough of Richmond Upon Thames)

ENERGY RATING BAND: D



These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. We have been advised by the vendor regarding the outgoing but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact rights and obligations prior to any legal commitment to purchase. Many properties built in the UK up to the 1990s may contain some elements of asbestos. The freeholder has an asbestos management policy and a survey of the block containing this property was commissioned by the freeholder and identified no risk. The report is available on request. If asbestos is a concern, you could arrange your own specialist assessment.