

HAM, RICHMOND



£415,000 : SHARE OF FREEHOLD

BROOKE COURT, PARKLEYS, HAM COMMON, RICHMOND, TW10 5LX



A BRIGHT AND WELL PRESENTED TWO BEDROOM 1st (Top) FLOOR APARTMENT offered with a SHARE OF THE FREEHOLD.

Delightfully located within one of Richmond's Conservation Areas, facing a landscaped courtyard garden to the front.

Elegant lounge/diner over 16 ft x 12 ft with stone fireplace and views across the courtyard gardens.

Roomy main bedroom over 12 ft x 12 ft with twin double doors to inbuilt wardrobe cupboards.

Kitchen/Breakfast room with a Neff oven and Bosch gas hob.

Gas central heating and hot water from an efficient Worcester Greenstar condensing boiler.

Parkleys is Grade II listed by English Heritage for its architectural interest as the first 'Span' development by Eric Lyons.

Quiet off road position but within close reach of a range of local shops and facilities plus nearby bus services to Kingston and Richmond. The scenic open space of Ham Common is nearby, while side access near to Brooke Court leads out into Ham Farm Road and onto the wooded sections of Ham Common leading to Richmond Park.

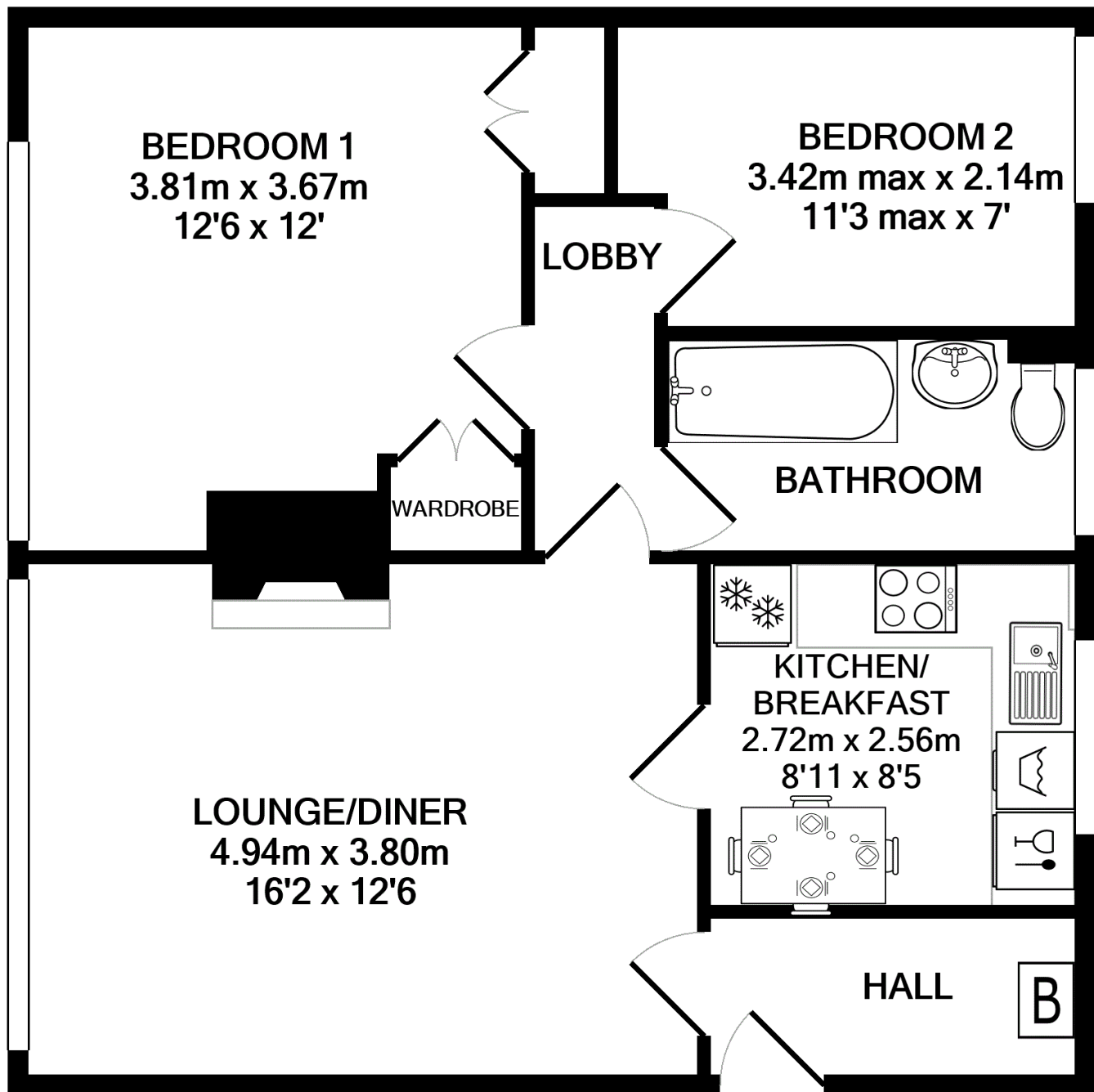


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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 58.7 SQ.M. (631 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 HALL: Stairs leading to first floor ...

FIRST FLOOR LANDING: Door to storage room shared with the other flat on this landing. Entrance door to ...

HALL: Double doors to deep eye level store cupboard with additional store space below and wall mounted Worcester Greenstar condensing boiler. Door into ...

LOUNGE/DINER: Abt 16 ft 2 x 12 ft 6 (4.94m x 3.80m)

Windows to front courtyard aspect, radiator, cobble effect fire inset in stone fireplace surround, door to



KITCHEN/BREAKFAST: Abt 8 ft 11 x 8 ft 5 (2.72m x 2.56m)

Range of units fitted at eye and base level, worktops and splash backs, inset sink unit, inset Bosch gas hob with fitted hood above, inbuilt Neff oven, spaces for washing machine, dishwasher and fridge/freezer, window to rear aspect, tiled floor, room for breakfast table and chairs.



Door from lounge to inner lobby with doors to bedrooms and bathroom.

BEDROOM ONE: Abt 12 ft 6 x 12 ft (3.81m x 3.67m)

Windows to front aspect, radiator, double doors to wardrobe cupboard, double doors to additional wardrobe cupboard with hanging rail and shelving. .



BEDROOM TWO: Abt 11 ft 3 max x 7' (3.42m max x 2.14m)

Window to rear aspect, radiator.



BATHROOM:

Frosted casement window, WC, wash hand basin, panel enclosed bath with shower screen and shower mixer, heated towel rail.



OUTSIDE: Formal courtyard gardens to front.

MAINTENANCE: £600per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

LEASE: Freehold held in common by the residents with an assigned Lease of 999 years from 1982.

Parkleys is Grade II listed by English Heritage for its architectural interest as the first major 'Span' development by architect Eric Lyons (1902-1980) (President of the Royal Institute of British Architects (RIBA) 1975-1977). He worked under Walter Gropius (founder of the Bauhaus) and became noted for forward looking developments with signature attention to landscape and community development, and a combination of modernism with more traditional elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice collected many awards and even as recently as 2005, Span received a special Housing Design Award given to schemes that meet the current Sustainable Communities Plan. For further reading, potential purchasers are directed to 'Eric Lyons and Span' by Barbara Simms, RIBA Books 2006.

Ref: 2221

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