

**PARKLEYS,
HAM, RICHMOND**



£429,950 : SHARE OF FREEHOLD

MARLOWE COURT, PARKLEYS, HAM COMMON, SURREY, TW10 5LR



A GROUND FLOOR 2 BEDROOM APARTMENT enjoying a lovely position in a Conservation Area set away from the road with courtyard gardens to each side.

Grade 11 listed by English Heritage as the first 'Span' development by ground-breaking architect Eric Lyons with this apartment approached via an iconic mid century front entrance.

Offered to the market with the advantages of **Vacant Possession** and **NO ONWARD CHAIN.**

Bright reception room over 16 ft x 12 ft with coal effect gas fire in a stone fireplace.
Fitted kitchen with integral NEFF double oven, NEFF hob, fridge, freezer and dishwasher.
Gas central heating system with combi boiler.
Fitted wardrobe cupboards to both bedrooms.
Private Exterior Store Shed.

Minutes from both Ham Common with its traditional village pond and cricket pitch and also near Ham Common Woods which lead through to Richmond Park. Local shops and other facilities are also nearby on Ham Parade plus 24 hour bus services to both Kingston & Richmond.

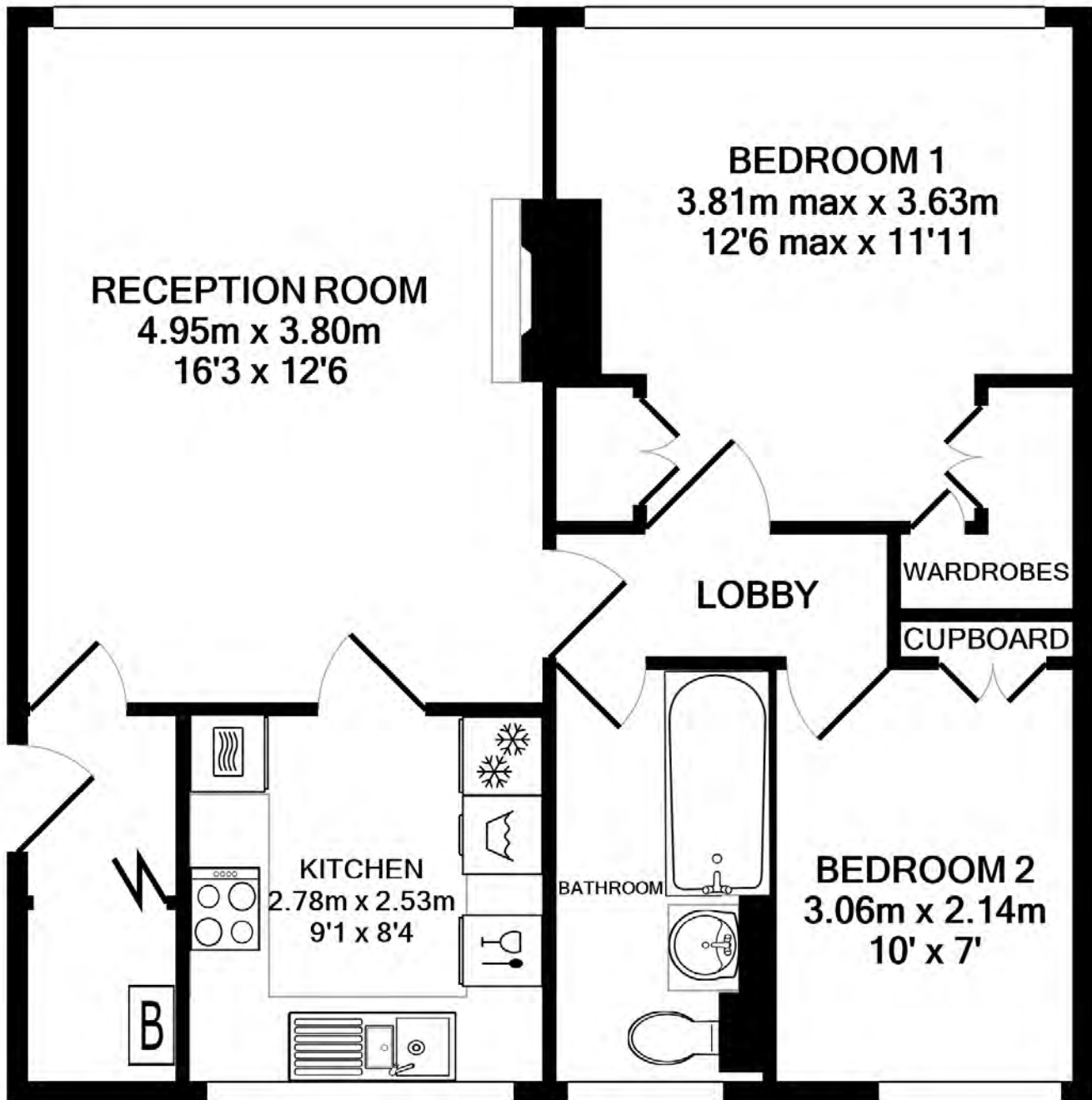


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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 56.7 SQ.M. (610 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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ENTRANCE:

Courtyard gardens leading to paved and glass screened communal area off the courtyard with front entrance door into



HALL:

Radiator, curtain to storage space and wall mounted combi, door through into

RECEPTION ROOM: Abt. 16 ft 3 x 12 ft 6 (4.95m x 3.80m)

Flame effect gas fire in feature stone fireplace surround and hearth, secondary glazed windows to front aspect overlooking gardens, coving, two radiators, wall light fittings.



KITCHEN: Abt. 9 ft 1 x 8 ft 4 (2.78m x 2.53m)

Range of units fitted at eye and base level with work surfaces and tile splashbacks, inset one and a half bowl ceramic sink unit , window to rear aspect overlooking gardens, inbuilt Neff oven and separate grille, inset hob and fitted extractor hood over, integral fridge and freezer, integral dishwasher, space for washing machine.



Door from reception room through to...

INNER LOBBY:

Radiator. Doors to bedrooms and bathroom.

BEDROOM ONE: Abt. 12 ft 6 max x 11 ft 11 (3.81m max x 3.63m)

Doors to corner fitted wardrobe cupboards with full and half hanging and shelving, double doors to further wardrobe cupboards, two radiators, secondary glazed windows to courtyard views.



BEDROOM TWO: Abt. 10 ft x 7 ft (3.06m x 2.14m)

Radiator, double doors to inbuilt wardrobe cupboard in addition to room dimensions, secondary glazed rear aspect window, coving, wall light fitment, radiator.



BATHROOM:

Panel enclosed bath with shower screen and shower over, WC, wash hand basin with cabinet under, part tiled walls, frosted window, heated towel rail.



OUTSIDE:

Communal gardens.

EXTERIOR PRIVATE STORE SHED

Door marked 'H' located to the rear of Brooke Court.

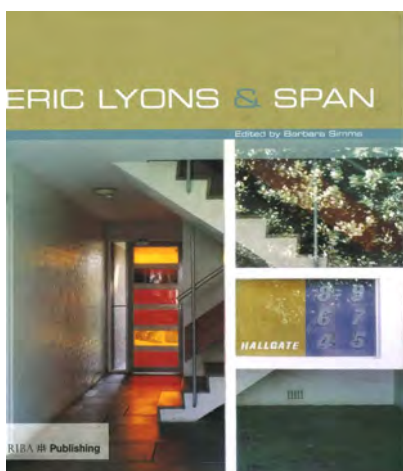
MAINTENANCE:

£600 per 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.



ASBESTOS MANAGEMENT POLICY:

Many properties built up to the 1990s may contain some elements of asbestos. These have been identified at this development with an asbestos management policy in place. We can email this document to any interested parties.

Ref: 2332

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. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge 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 outgoings and obligations prior to any legal commitment to purchase.



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