

TEDDINGTON

£345,000 : LEASEHOLD



CRIEFF COURT, WICK ROAD, TEDDINGTON, TW11 9DT



A GENEROUS SIZED 2 DOUBLE BEDROOM DUPLEX offering a great investment or entry level price for a 2 bedroom property in Teddington.

End position on the 1st floor walkway offers the advantage of allowing plants in pots and table and chairs to the front of the flat.

Entrance floor of hall, spacious lounge/diner over 16ft x 10ft and kitchen/breakfast room over 11ft x 9ft.

Upper floor of landing, bathroom and 2 bedrooms both with inbuilt wardrobe cupboards.

The property requires some general updating but benefits from double glazed windows.

Private store locker on the ground floor : Secure entryphone system : Use of communal lawned area to rear.

Within reach of sought after Collis School and 5 minutes walk from Hampton Wick station.

Moments from the popular Lion bistro pub with its large garden and only about a 15 minute walk to the Kingston riverside and Bentalls Centre.

Close to a choice of buses including services to Heathrow Airport, and stations at Kingston, Surbiton and Twickenham.

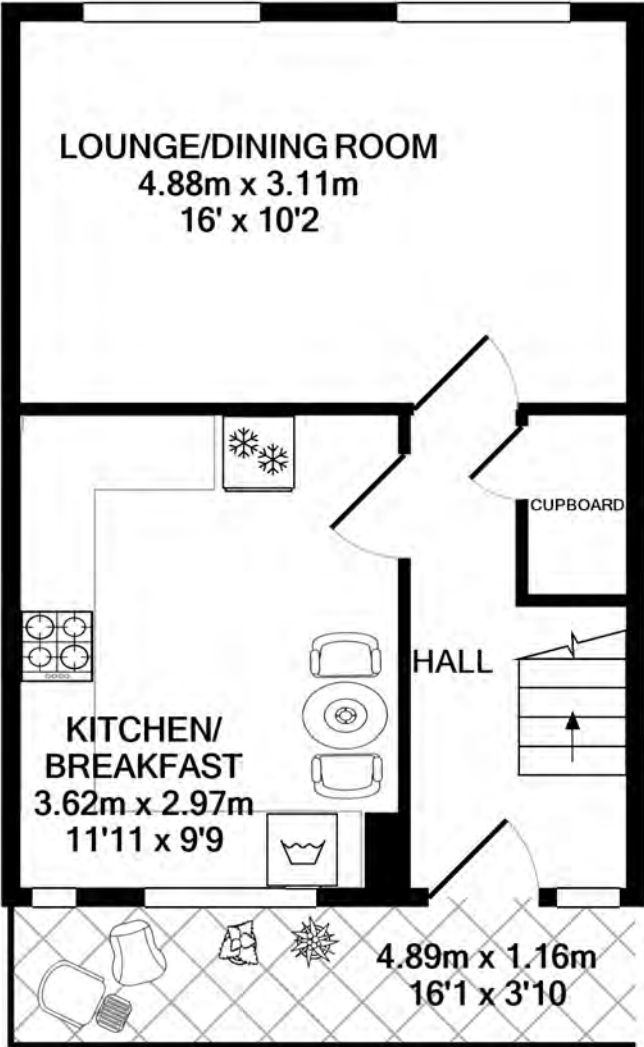


Tel: 020 8549 5099

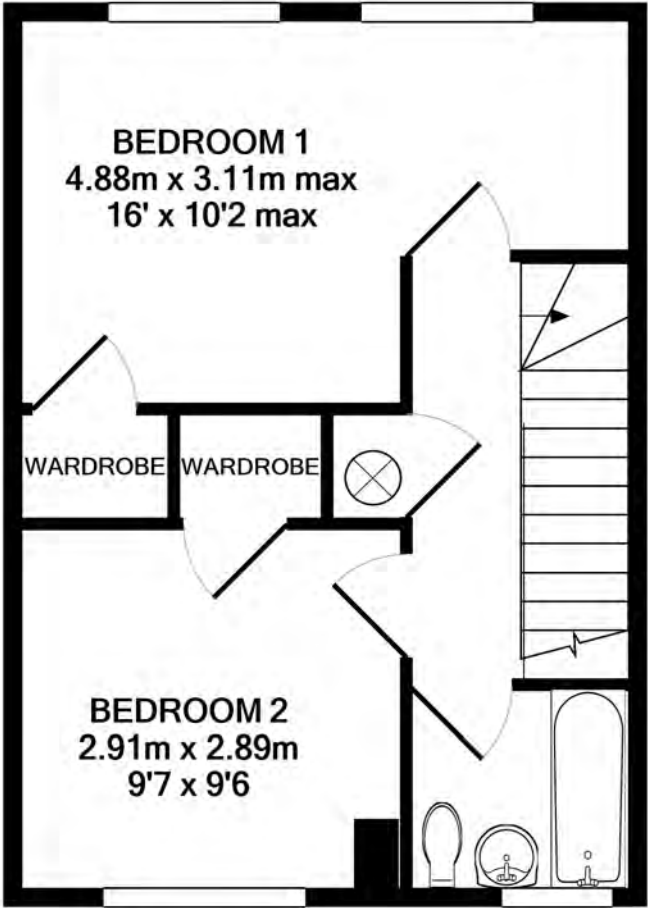


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FLOOR PLANS



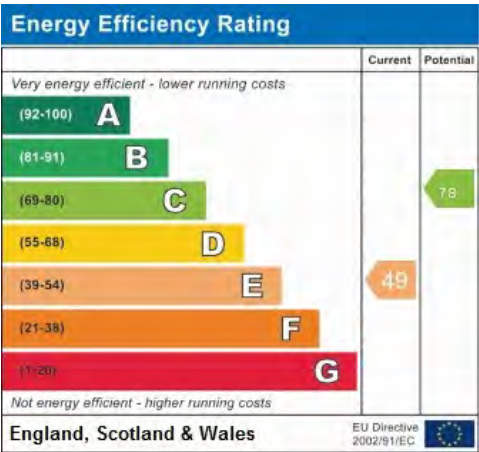
ENTRANCE FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 67.2 SQ.M. (723 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



COMMUNAL ENTRANCE DOOR:

Entry phone system, stairs to upper floor landing and walkway to flat.

ENTRANCE HALL:

Entryphone handset, double glazed frosted window, electric wall radiator, door to understair store cupboard.

LOUNGE/DINING ROOM: Abt. 16 ft x 10 ft 2 (4.88m x 3.11m)

Two double glazed windows to rear aspect over gardens, laminate floor.



KITCHEN/BREAKFAST: Abt. 11 ft 11 x 9 ft 9 (3.62m x 2.97m)

Double glazed window to front aspect, coving, fitted units at eye and base level, work surfaces and tile splashbacks, inset one and a half bowl sink unit, inset gas hob, inbuilt oven, spaces for washing machine, fridge freezer and table and chairs.



STAIRCASE FROM HALL to UPPER FLOOR LANDING:

Balustrade, coving, door to airing cupboard housing hot water cylinder.

BEDROOM 1: Abt. 16 ft x 10 ft 2 max (4.88m x 3.11m max)

Two double glazed windows, door to inbuilt wardrobe cupboard with hanging rail and shelving in addition to room dimensions.



BEDROOM 2: Abt. 9 ft 7 x 9 ft 6 (2.91m x 2.89m)

Two double glazed windows, coving, door to inbuilt wardrobe cupboard in addition to room dimensions.



BATHROOM:

Tiled walls, panel enclosed bath with shower rail and curtain, pedestal wash hand basin and WC. Double glazed frosted window.



OUTSIDE:

COMMUNAL GARDENS TO REAR:

Mainly grassed

PRIVATE STORE LOCKER:

Ground floor entrance into lobby with first inner door on the left to a private store locker belonging to the apartment.



CAR PARK:



COMMUNAL GARDEN TO REAR:



TENURE Lease of 125 years from 7th July 1986

GROUND RENT £10 pa

REF : 2368

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 outgoing but we have not inspected any accounts and we do not know their terms and conditions.

DISCLAIMER:

Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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