

**HAM, RICHMOND**

**£450,000 : LEASEHOLD**



**BUTLER FARM CLOSE, HAM, RICHMOND UPON THAMES, SURREY, TW10 7JS**



**A *TWO DOUBLE BEDROOM TWO BATHROOM GROUND FLOOR APARTMENT*** in a modern gated development with a numbered parking space and use of a substantial communal lawned area to the front with a further garden area to the rear with bike stands.

***Located at the rear side of the development with garden views from the reception and bedrooms.***  
Gas central heating system, entryphone system and double glazed throughout.

***Roomy main bedroom over 12 ft x 10 ft with a smart tiled ensuite. : Second double bedroom : Tiled main bathroom.***  
Fitted kitchen includes a range of appliances comprising *integral oven, gas hob, hood, fridge and freezer, dishwasher and washer/dryer.*

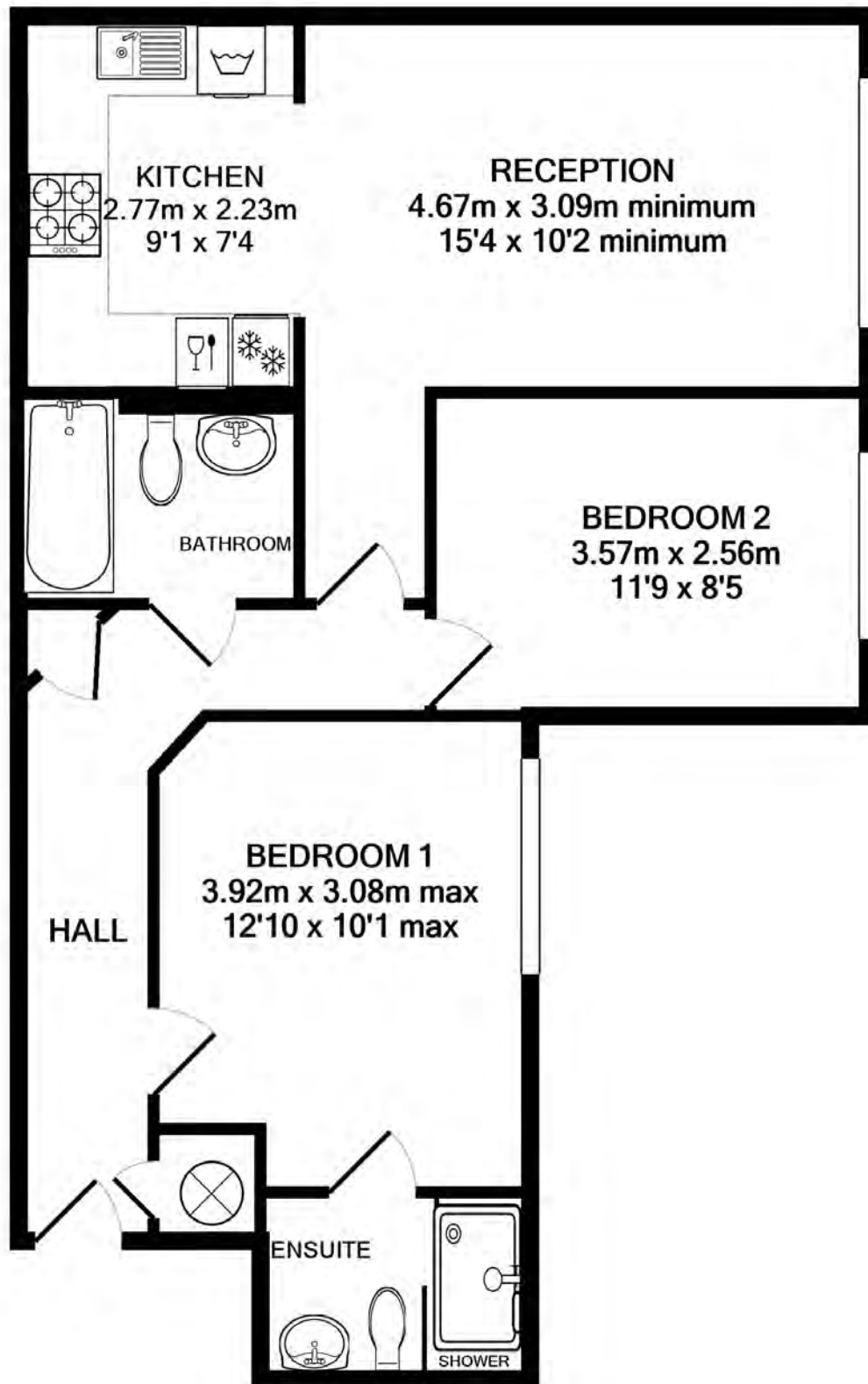
Located in a leafy off road residential setting yet within reach of local shops and buses.  
***The development is near a choice of nurseries and primary schools and within reach of both the German School and Ofsted Outstanding rated Grey Court School.***

The property is also within reach of Richmond Park, the open spaces of picturesque Ham Common, the Riverside Lands and Thames towpath, and the pedestrian and cycle bridge over the river at Teddington Lock.



**315 RICHMOND ROAD,  
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**TOTAL APPROX. FLOOR AREA 60.7 SQ.M. (654 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:**

Entryphone panel and entrance door into communal hallway with post boxes and further door through to an inner lobby with door to the apartment.

**HALL:**

Entryphone handset, radiator, doors to cloaks/store cupboard, door to airing cupboard with hot water store and slatted shelving.

**RECEPTION: Abt 15 ft 4 x 10 ft 2 ( 4.67m x 3.09m)**

Double glazed windows to rear garden aspect, radiator, wood flooring.



**KITCHEN:** Abt 9 ft 1 x 7 ft 4 (2.77m x 2.23m)

Fitted units to three sides at eye and base level, inset stainless steel sink and drainer , worksurfaces, white tiled splashbacks, appliances including built in oven and gas hob with hood above, integrated fridge and freezer, washer/dryer and dishwasher, wood floor, ceiling spotlights.



**MAIN BATHROOM:**

Panel enclosed bath with shower screen and shower over, pedestal wash hand basin, WC, heated towel rail, spotlights, tiled walls and floor, extractor.



**BEDROOM ONE:** Abt. 12 ft 10 x 10 ft 1 (3.92m x 3.08m)

Double glazed window to rear aspect, radiator.



### **ENSUITE BATHROOM:**

Sliding door to shower enclosure, tiled floor and walls, heated towel rail, ceiling spotlights, wash hand basin, WC, extractor.



### **BEDROOM TWO:** Abt. 14 ft 2 x 8 ft 11 (4.31m x 2.73m)

Double glazed window, radiator.



**OUTSIDE:**

**MAIN FRONT ENTRANCE** Wrought iron double gates and pedestrian gate to side.

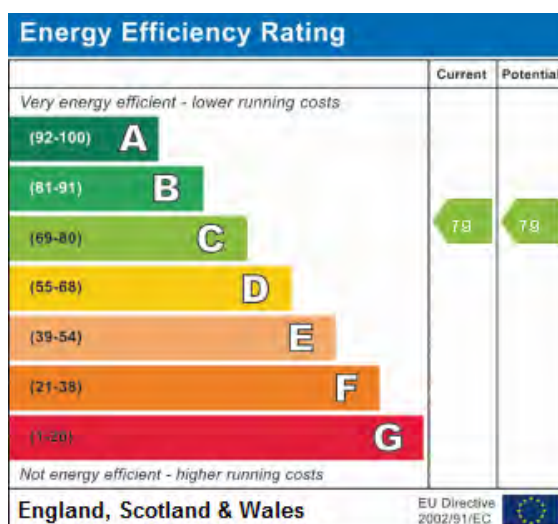
**CAR PARK** with numbered space. In the photo below it is the space with the black car marked with the arrow.



**COMMUNAL LAWNED GARDEN:** To the right front side of the entrance gates.

**REAR GARDEN & Bike Stands:**

To the rear of the apartment is another lawned area with borders and bike stand.



**MAINTENANCE AND GROUND RENT:**

Service charge: We have been advised the current service charge is £1323pa inc of buildings insurance.

Ground rent: £170 per 6 months, rising over time relative to RPI. (The lease was varied in 2018).

**LEASE:**

150 years from 1st January 2007.

**Ref: 2386**

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.



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