

HAM, RICHMOND

£439,950

SHARE OF FREEHOLD



MEADOWVIEW, ASHBURNHAM ROAD, HAM, RICHMOND, TW10 7NN



A stylishly presented TWO DOUBLE BEDROOM 1st Floor PURPOSE BUILT APARTMENT with a SOUTHWESTERLY FACING TERRACE looking towards the Riverside Lands.

Offered with the advantage of a SHARE OF THE FREEHOLD.

The apartment also benefits from a **designated parking space** and the use of an **enclosed shared courtyard garden** with a **communal shed/bike store**.

*Bespoke fitted wardrobes to both double bedrooms.
Refurbished bathroom with walk in shower and tiled flooring.
Natural oak flooring throughout the rest of the apartment.*

Double glazed windows throughout : Entryphone system.

The apartment is moments from the protected open spaces of Ham Riverside Lands, yet is conveniently situated moments from bus stops to both central Richmond & Kingston, and a parade of local shops including a Tesco Express, pharmacy, Swiss bakery and a Post Office.



Tel: 020 8549 5099

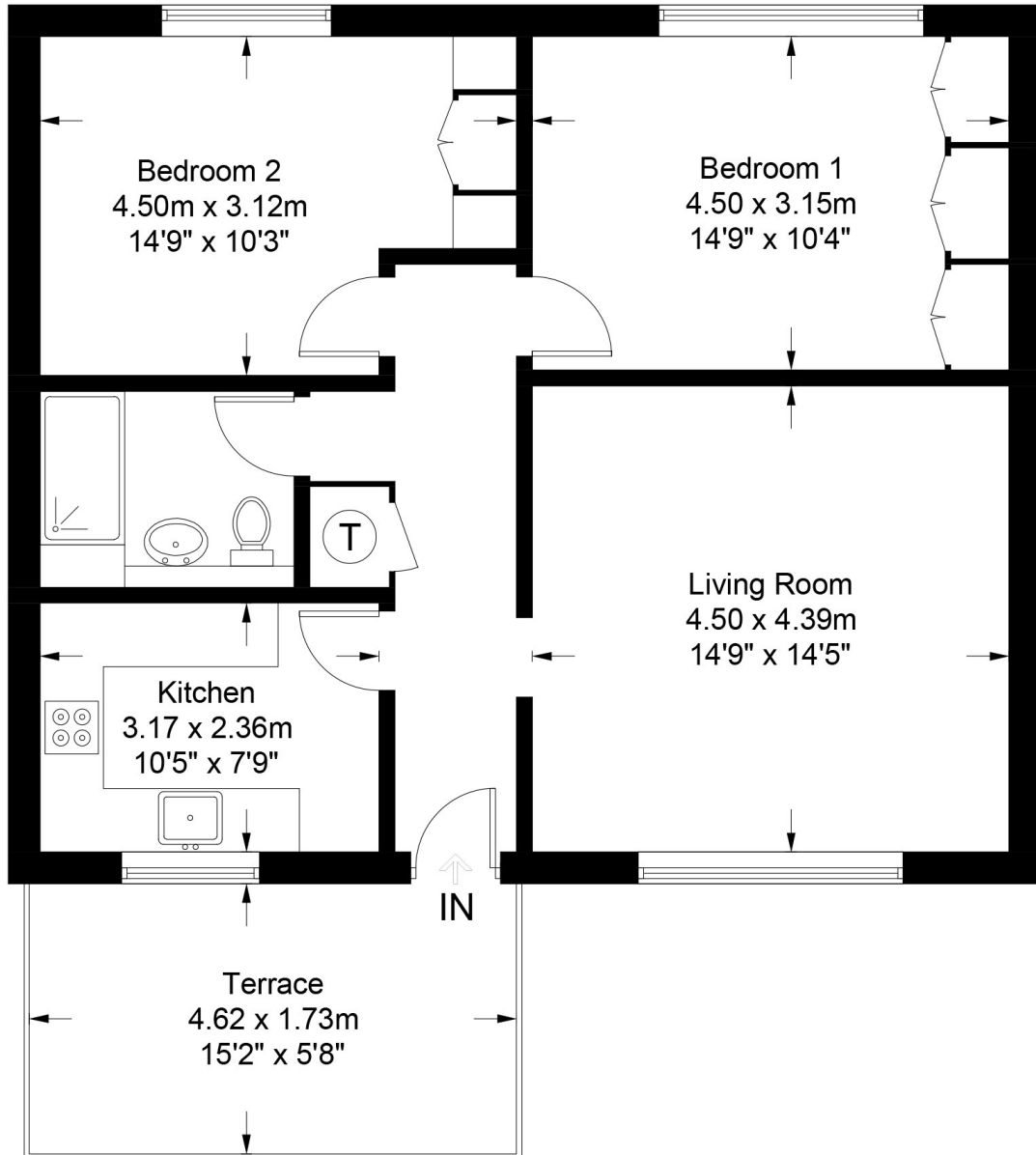


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FLOOR PLAN

Meadowview, TW10

Approx. Gross Internal Area
70.6 Sq M - 760 Sq Ft



First Floor

Every attempt is made to assure accuracy, however
measurements are approximate and illustrative purposes only. Not to scale
Produced by Emzo Marketing Ltd

ENTRANCE PORCH:

Double glazed front door with entryphone into communal entrance hall with staircase to 1st floor.
Door to....

SOUTH-WESTERLY FACING TERRACE

Abt. 15 ft 2x 5 ft 8 (4.62m x 1.73m)

Decking, outside light fittings, wrought iron railings, entrance door to apartment.

**ENTRANCE HALL:**

Oak flooring, entryphone handset, coving, door to cupboard housing hot water cylinder, doors to all rooms.

LOUNGE/DINING ROOM: Abt 14 ft 9 x 14 ft 5 (4.50m x 4.39m)

Double glazed window, oak flooring, wainscoting, inbuilt bench seats with store lockers under, coving, wall mounted heater.



KITCHEN: Abt 10 ft 5 x 7 ft 9 (3.17m x 2.36m)

Double glazed window to balcony, fitted units at eye and base level, worksurfaces, tile splashbacks, inset Belfast sink with monobloc tap, sink unit, inset hob, inbuilt oven, spaces for dishwasher, fridge/freezer and washing machine.



BATHROOM:

Walk in shower with glass screen and rainforest head, white brick style tile surround . Inbuilt soft close storage drawers,



BEDROOM ONE: Abt 14 ft 9 max into wardrobes x 10 ft 4 (4.50m max into wardrobes x 3.15m)

Double glazed window, wall mounted heater, oak flooring, coving. Three double doors to bespoke fitted wardrobes with single and double hanging, drawers and shelving.



BEDROOM TWO: Abt 14 ft 9 x 10 ft 3 (4.50m x 3.12m)

Double glazed window, wall mounted heater, oak flooring, coving. Double doors to bespoke fitted wardrobe, recessed shelving.



OUTSIDE:

Designated car parking space in rear car park. Communal courtyard style garden with security gate and a shared bicycle/store shed.



TENURE:

Share of freehold with a lease of 150 years from 2008.

MAINTENANCE

As there is a share of the freehold there is no ground rent.

The vendor informs us the contribution to the block building insurance for the current year is approximately £ 320

Each flat is responsible for a share of the bills for lighting the communal hallway, block buildings insurance, maintenance of the car park, general cleaning and lighting of the other common external areas. The vendor informs us the contribution in the current year is approximately £900.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Ref: 2403

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 outgoings 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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