

HAM, RICHMOND

£465,000 : LEASEHOLD



RUSHMEAD, HAM, RICHMOND, SURREY, TW10 7NW



An upgraded and refurbished **TWO DOUBLE BEDROOM GROUND FLOOR PURPOSE BUILT APARTMENT** in a super position with lovely front views towards the protected open spaces of Ham Riverside Lands.

The property also includes a **GARAGE** and a private **EXTERIOR STORE/BIKE LOCKUP**.

LONG LEASE OVER 950 years * Use of shared rear garden.

Offered with the advantages of **VACANT POSSESSION** and **NO ONWARD CHAIN**.

Bright and roomy double aspect lounge/diner/kitchen over 27 ft x 14 ft
Fitted kitchen area with worktops to 3 sides, inset gas hob and inbuilt oven.

Refurbished bathroom * Inbuilt wardrobes to both bedrooms * EPC BAND C.
Gas central heating system with a condensing combi boiler : Double glazing : Deep store cupboard off the hall : Entryphone system.

Rushmead is a residential cul de sac just moments from a parade of local shops including a Tesco Express, Swiss bakery, pharmacy and Post Office, plus nearby bus services to central Richmond and Kingston.

The property is close to a choice of nurseries and primary schools and within reach of Ofsted Outstanding Grey Court School and the German School.



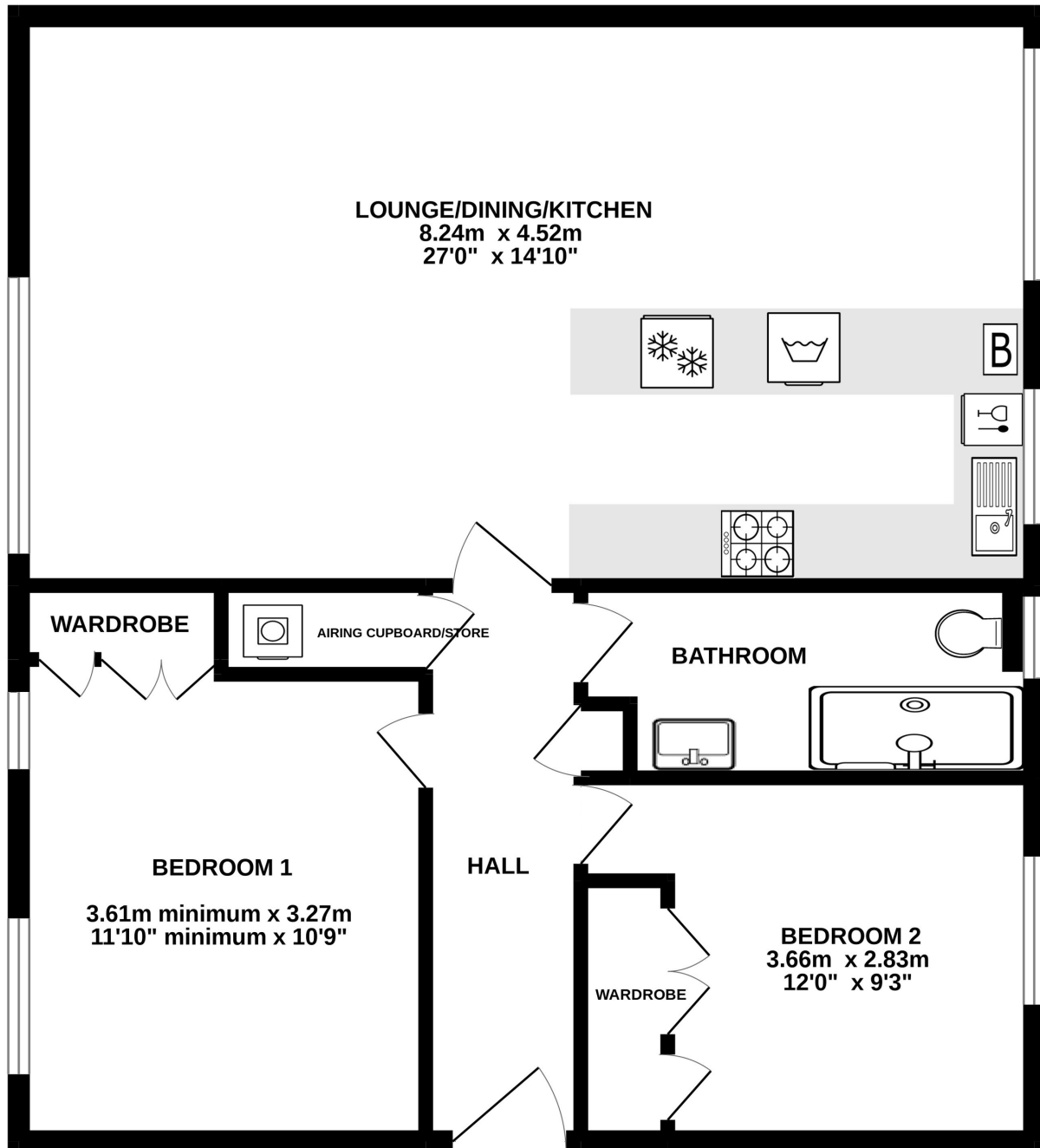
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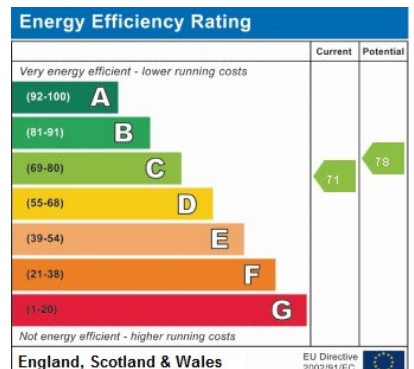
FLOOR PLAN

GROUND FLOOR



TOTAL FLOOR AREA : 75.0 sq.m. (807 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 PORCH:

Double glazed front door with entryphone into ...

COMMUNAL HALL

Double glazed front window, rear door to shared rear garden. Entrance door to flat into

HALL:

Wall mounted entryphone handset, coving, radiator, door to meter cupboard and door to ..

AIRING CUPBOARD/STORE: **Abt. 4 ft 9 x 2 ft 8 (1.45m x 0.80m)**

Store space, rear slatted shelving, spotlight, currently also housing tumble dryer.

DOUBLE ASPECT LOUNGE/DINER/KITCHEN: **Abt. 27 ft x 6'11 x 14 ft 10 (8.24m x 4.52m)**

Floor to ceiling double glazed window to front aspect towards Ham Riverside Lands and rear window overlooking the shared garden. Radiators, rear double glazed window to kitchen area with fitted units and worktops to three sides. Inbuilt self closing drawers, inset sink unit, inset gas hob with hood over and inbuilt electric oven. Spaces for larder fridge, washing machine and slimline dishwasher. Cupboard housing Ideal Logic condensing combi boiler.





BEDROOM ONE: Abt 11 ft 10 minimum x 10 ft 9 (3.61m minimum x 3.27m)

Two double glazed windows to front aspect towards Ham Riverside Lands, radiator, doors to built in wardrobe cupboards with hanging rail and shelf in addition to given room dimensions.



BEDROOM TWO: Abt 12 ft x 9 ft 3 (3.66m x 2.83m)

Double glazed window to rear garden aspect, radiator, doors to inbuilt wardrobe cupboards with hanging and shelving.



BATHROOM:

Panel enclosed bath with shower mixer attachment, pedestal wash hand basin, tile splashbacks ,WC. Double glazed frosted window, electric bar fire.

**GARAGE: NO. 221** Abt. 17 ft x 8ft min (abt. 5.20m x 2.46 min)

The garage forecourt is accessed by turning left after the apartment block. Upon entering the forecourt, turn to the right and garage 221 is the 4th garage on the right. The garage has an up and over door and has brick and block walls. There is exterior lighting to the forecourt.



OUTSIDE

SHARED REAR GARDEN:

Mostly laid to lawn with shrubs and central paved area. Viewed from the rear of the apartment.



To the right of the garden is a gate to an outbuilding with locked exterior door leading to

PRIVATE BICYCLE/STORAGE LOCKER Abt. 5 ft 8 (1.72m) deep x 2 ft 10 (0.87m) across x 6 ft 9 (2.1m) high.
The locker belonging to the apartment is the first on the right.



TO THE FRONT OF THE BLOCK

Grassed area with the open spaces of the Riverside Lands on the opposite side of Riverside Drive.



**COUNCIL TAX
D**

BAND = BAND

LEASE: 999 years from 24th June 1976.

MAINTENANCE: For the current year, the maintenance charge is £1900; this includes buildings insurance and is payable in two 6 monthly instalments of £950 each. The ground rent is £1.01p.

REF : 2407

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. We would like to note that although the only access onto the balcony is from within the flat, the actual balcony area does not appear to be drawn on the Title Plan. 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 service charges 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.

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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