

HAM/NORTH KINGSTON

£284,950 : LEASEHOLD

**MERVYN
SMITH**
estate agents and valuers

CRANMER COURT, HAM PARADE, RICHMOND ROAD, KINGSTON, KT2 5PY



A Competitively Priced 1930s Purpose Built One Bedroom First Floor Apartment.

The apartment is accessed at the rear via its own private entrance door and has parking for one car near the entrance stairs up to the flat.

Reception Room with fireplace : Double Bedroom : Bathroom with white suite.

Kitchen/diner with fitted units, additional pantry cupboard, integral oven and hob, and space for table and chairs.

Double glazed windows to all main rooms : uPVC entrance door.

Moments from a range of shops and facilities including food stores, Greggs, Costa, laundrettes, dry cleaners, hairdressers and many other amenities right on the door step. Close to 24 hour bus services. Within reach of the Hawker Centre Gym.

The block is near the open spaces of Ham Common and the picturesque North Kingston riverside.

The property has been tenanted for some years and requires a cosmetic uplift but represents an excellent entry level or investment purchase in a very convenient location.



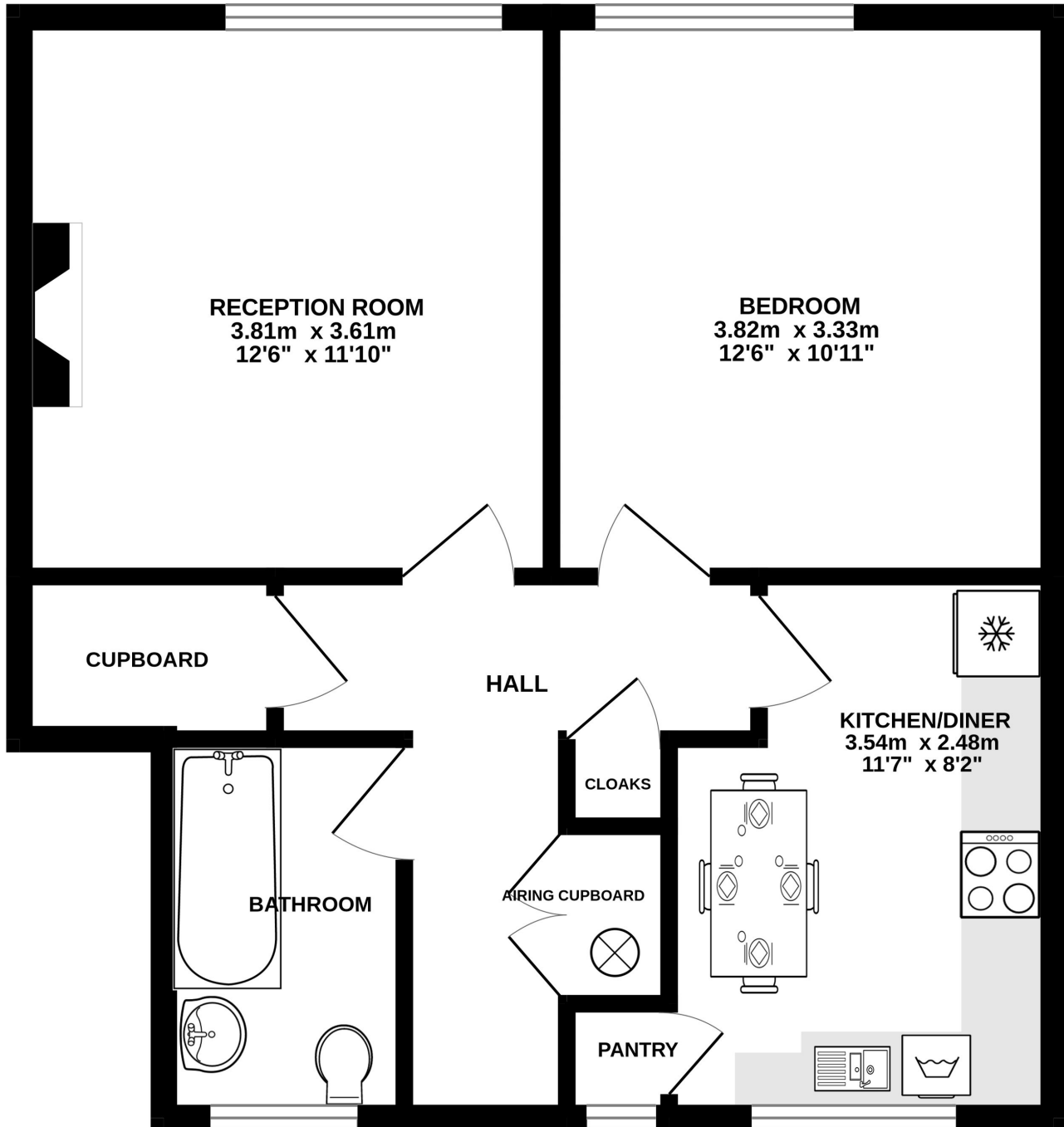
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www.mervynsmith.com

FLOOR PLAN

1ST FLOOR
50.0 sq.m. (538 sq.ft.) approx.



TOTAL FLOOR AREA : 50.0 sq.m. (538 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

Stairs from rear of block to outer 1st floor landing with uPVC entrance door into the flat.



HALL:

Double doors to airing cupboard with hot water cylinder and shelving, door to cloaks cupboard with hanging rail, door to understair store cupboard. Doors to all rooms.

RECEPTION ROOM: Abt. 12 ft 6 x 11 ft 10 (3.81m x 3.61m) *(currently used as a bedroom)*

Leaded style double glazed window to front aspect with display shelf, electric heater, fireplace surround and hearth.



BEDROOM Abt.: 12 ft 6 x 10 ft 11 (3.82m x 3.33m)

Leaded style double glazed window to front aspect , electric heater.



KITCHEN/ DINER Abt.: 11ft 7 x 8 ft 2 (3.54m x 2.48m)

Units at eye and base level, worktops, splashbacks, inset sink unit , integral electric oven, inset hob spaces for fridge/freezer and washing machine, tiled floor, space for table and chairs, double glazed window.



BATHROOM:

Panel enclosed bath with shower screen and shower over, wash hand basin , WC, frosted double glazed window, heated towel rail, tiled floor.



LEASE: 115 years from 29 September 2005

GROUND RENT: £100pa (from 21st December 2022 to 20th December 2023)

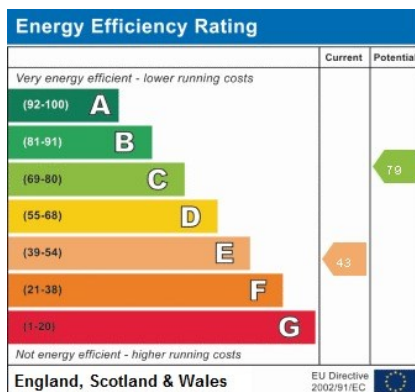
PARKING: Parking for one car to the rear.



COUNCIL TAX BAND: C (NB. Although the property has a Kingston postcode, the local authority is London Borough of Richmond Upon Thames).

SERVICE CHARGE: £436.04 pa (£109.01 collected quarterly, from 25th Dec 2022)

CONTRIBUTION TO BUILDING INSURANCE: £241.45pa (from 1st April 2022 to 31st March 2023)



Ref: 2489

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.

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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