

HAM/NORTH KINGSTON

£269,950 : LEASEHOLD

**MERVYN
SMITH**
estate agents and valuers

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



Competitively priced 1930s Purpose Built 1 Bedroom 1st Floor Apartment with its own private entrance door.

OFFERED WITH THE ADVANTAGES OF NO ONWARD CHAIN and VACANT POSSESSION.

The apartment is accessed at the rear and has parking permission for one car near the stairs up to the flat.

Reception Room : Double Bedroom with two fitted wardrobe cupboards : Bathroom with white suite.

Roomy Kitchen/Breakfast with fitted units and additional pantry cupboard.

***EPC RATING BAND C : Double glazing : gas central heating system with a Vaillant combi boiler.
The property has an Energy Rating of Band C and a gas safety certificate issued in December 2022.***

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 a choice of bus services including the 24 hour 65 service. Also within reach of the Hawker Centre Gym, the open spaces of Ham Common and the picturesque North Kingston riverside.



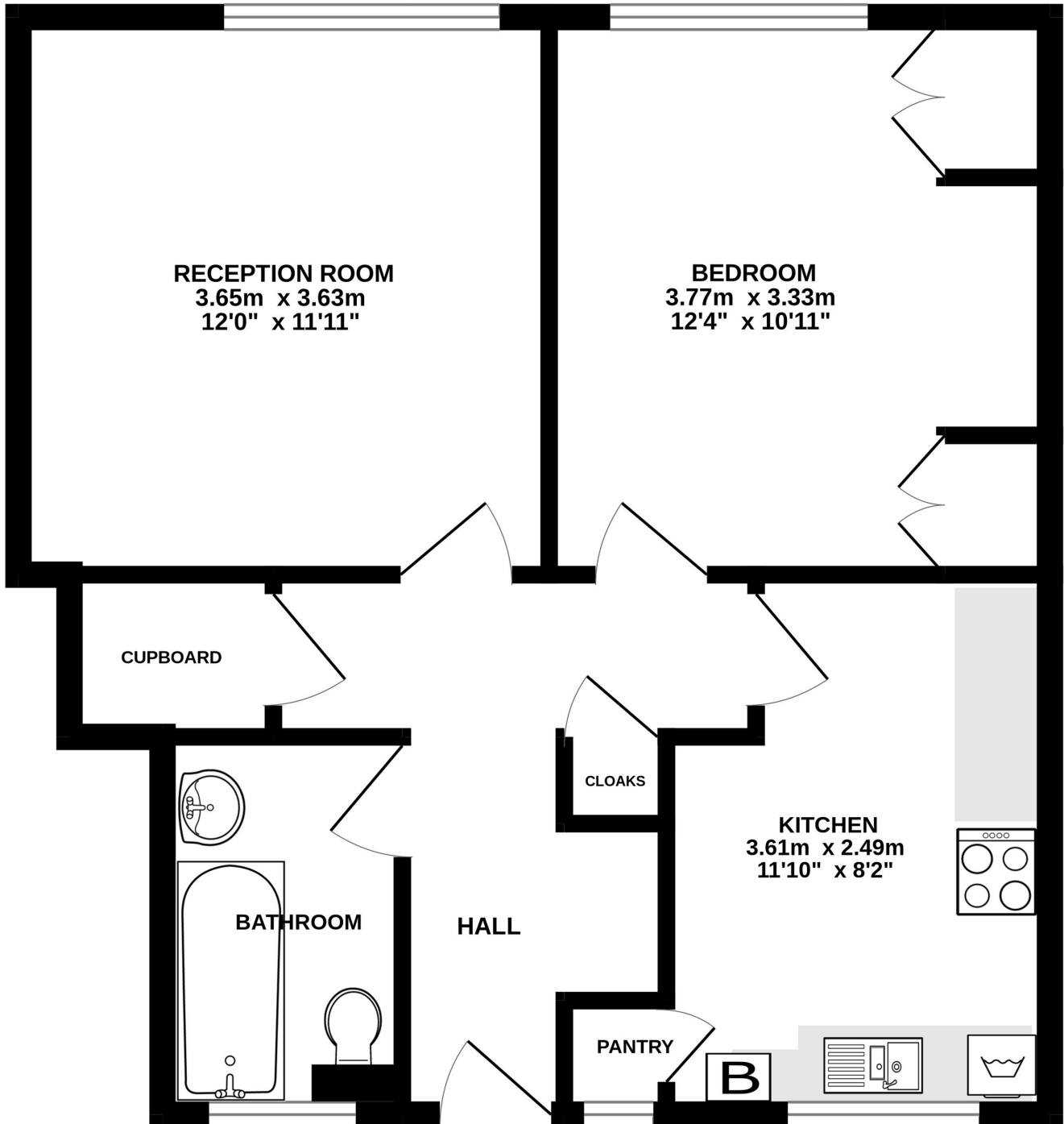
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www.mervynsmith.com

FLOOR PLAN

1ST FLOOR
51.0 sq.m. (549 sq.ft.) approx.



TOTAL FLOOR AREA : 51.0 sq.m. (549 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 private entrance door into the flat.



HALL:

Door to cloaks cupboard with hanging rail, door to understair store cupboard. Doors to all rooms.

RECEPTION ROOM: Abt. 12 ft x 11 ft 11 (3.65m x 3.63m)

Leaded style double glazed window to front aspect, radiator.



KITCHEN **Abt.: 11ft 10 x 8 ft 2 (3.61m x 2.49m)**

Units at eye and base level, worktops, inset sink unit, spaces for cooker, fridge and washing machine, laminate floor, radiator, wall mounted Vaillant combi boiler, door to pantry cupboard with window, double glazed window.



BEDROOM **Abt.: 12 ft 4 x 10 ft 11 (3.71m x 3.33m)**

Leaded style double glazed window to front aspect , twin double doors to fitted wardrobe cupboards, radiator.



BATHROOM:

Panel enclosed bath with shower mixer, rail and curtain, pedestal wash hand basin , WC, frosted double glazed window, radiator.



LEASE: 125 years from 29th September 1995

GROUND RENT: Peppercorn

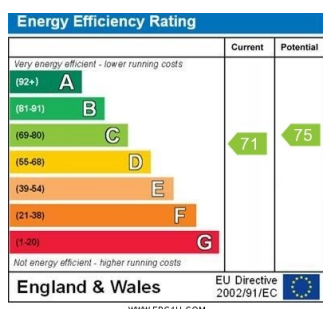
PARKING: Parking for one car to the rear. Please note the spaces are not allocated and are available on a first come first served basis. They are the LCP spaces without a number.

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)

ENERGY RATING BAND: C



Ref: 2499

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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