

# HAM, RICHMOND

## £475,000 : LEASEHOLD



**ST. RICHARDS COURT, ASHBURNHAM RD, HAM, RICHMOND, SURREY, TW10 7NS**



**IMMACULATELY REFURBISHED 3 BEDROOM 2 BATHROOM DUPLEX END TERRACE MAISONETTE**  
over 950 Square Feet offering bright and roomy accommodation over 2 floors.

***OFFERS THE ADVANTAGES OF A NEW LEASE OF 125 YEARS, VACANT POSSESSION  
AND NO ONWARD CHAIN.***

**All new kitchen fittings including Bosch gas hob, conventional and microwave ovens, fridge and freezer, dishwasher and washing machine.**

**Elegant grey laminate flooring throughout the ground floor and matching fitted carpets to the stairs and bedrooms.  
Newly installed family bathroom plus ensuite shower room off the main bedroom.**

***EPC RATING BAND C : New gas central heating system.***

The maisonette has a private entrance door off a shared 1st floor courtyard with a security gate and entryphone system.  
The property also includes an **exterior private store/bicycle locker** off the courtyard..  
Conveniently situated near local shops including a Post Office and Tesco Express, buses to Richmond and Kingston,  
and a choice of nearby nurseries, primaries and secondary schools including Ofsted 'Outstanding' Grey Court School.

To the rear of the block are the protected open spaces of the Ham Lands South Nature Reserve with lovely views across it  
from Bedroom 2.

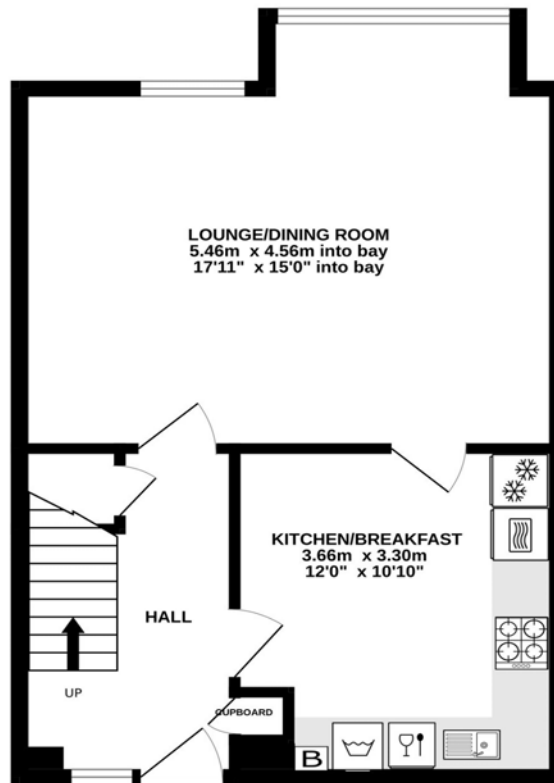


Tel: 020 8549 5099

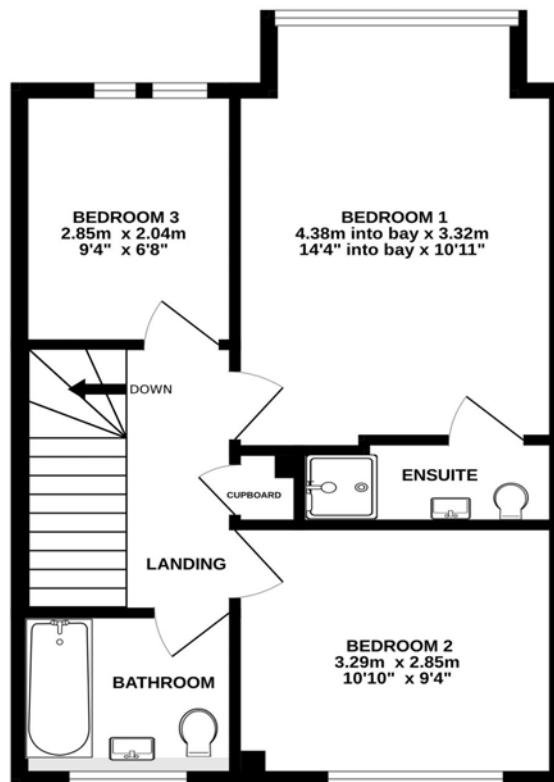


[www.mervynsmith.com](http://www.mervynsmith.com)

GROUND FLOOR  
44.1 sq.m. (475 sq.ft.) approx.



1ST FLOOR  
44.3 sq.m. (476 sq.ft.) approx.



TOTAL FLOOR AREA : 88.4 sq.m. (951 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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Secure locked wrought iron gate on the ground floor with entryphone system into steps up to a shared 1st floor courtyard with entrance door into the maisonette.

### **ENTRANCE HALL:**

Carolina style uPVC entrance door with fanlight over, frosted floor to ceiling double glazed window, grey laminate flooring, radiator, door to cupboard, door to understair storage cupboard.



### **LOUNGE/DINING ROOM:** Abt 17ft 11 x 15ft into bay (5.46m x 4.56m into bay)

Double glazed square bay window and additional double glazed window to front aspect, grey laminate flooring, LED spotlights, two radiators.







**KITCHEN/BREAKFAST ROOM: Abt 12 ft x 10ft 10 (3.66m x 3.30m)**

Fitted units at eye and base level, worktops and splashbacks, inset bowl with indented drainer, all new appliances including inset Bosch gas hob with concealed extractor over, inbuilt Bosch conventional oven, inbuilt Bosch microwave oven, inbuilt Bosch fridge and freezer, inbuilt dishwasher and washing machine, new wall mounted condensing combination boiler and portable digistat, grey laminate flooring, space for table and chairs, LED spotlights, double glazed window.



### **STAIRCASE FROM HALL TO FIRST FLOOR LANDING:**

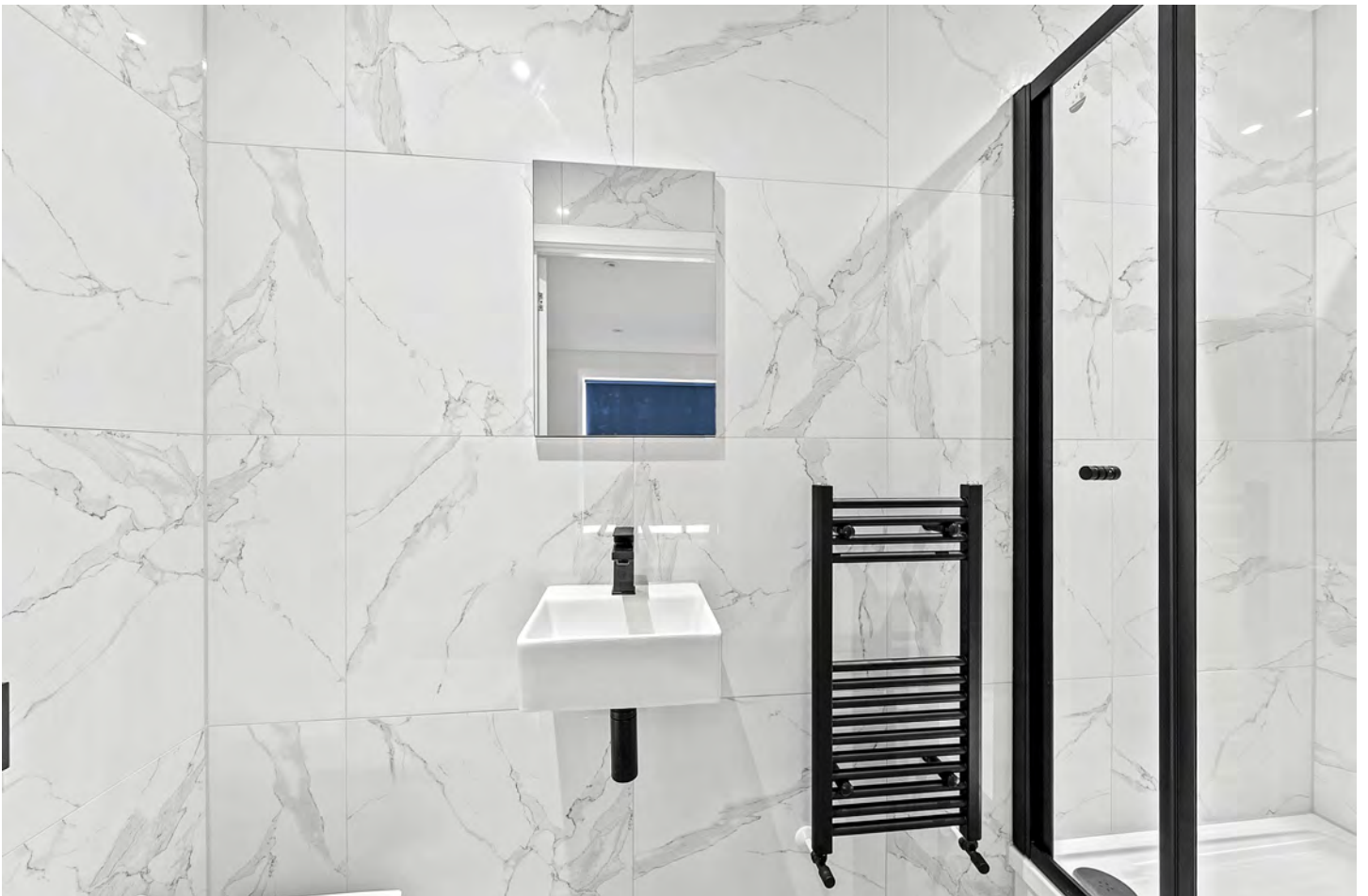
Balustrade, door to shelved cupboard.

### **BEDROOM ONE:** Abt 14 ft 4 into bay x 10ft 11 (4.38m into bay x 3.32m)

Double glazed square bay window to front aspect with views to St Richards Church, radiator, LED spotlights, door to

### **EN SUITE SHOWER ROOM:**

Tiled walls, grey laminate floor, bifolding door to walk in shower enclosure, WC, wash hand basin, heated towel rail.





**BEDROOM TWO:** Abt 10 ft 1 x 9 ft 4 (3.29m x 2.85m0

Double glazed window with views across to Ham Riverside lands, radiator, LED spotlights



**BEDROOM THREE:** Abt 9 ft 4 x 6 ft 8 (2.85m x 2.04m)

Two double glazed windows, LED spotlights, radiator.





### **BATHROOM:**

Tiled walls, grey laminate floor, panel enclosed bath with shower, additional mixer and shower screen, WC, wash hand basin, heated towel rail, frosted double glazed fanlight window.



### **OUTSIDE:**

Shared courtyard to front. The property also includes an **exterior bicycle/store cupboard** off the courtyard. The maisonette is at the end of the terrace with views across to Ham Riverside Lands.







To the rear of the block are the protected open spaces of the Ham Lands South Nature Reserve



To the front, the lounge/dining room and front bedrooms look over St Richards Church and grounds.



**LEASE:** New lease of 125 Years with no ground rent.

**SERVICE CHARGE:** Pro rata share of maintenance for each 3 bedrooms flat is 7.65% of gross expenditure. Projected service charge for Jan 1st to Dec 31st 2024 is £2,600.

*(Charge for 2023 of £9,749.89 included additional charges for external works.)*

**COUNCIL TAX:** Band D ( London Borough of Richmond upon Thames)

**ENERGY RATING:** Band C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	66	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		

**REF 2571**

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