

HAM, RICHMOND

£445,000

SHARE OF FREEHOLD



BROOKE COURT, PARKLEYS, HAM RICHMOND, TW10 5LX



VACANT and CHAIN FREE! 2 BEDROOM GROUND FLOOR APARTMENT in a lovely secluded corner position in this sought after **SHARED FREEHOLD** development.

Elegant lounge/dining room over 16 ft x 12 ft with flame effect gas fire in a stone fireplace with slate hearth.

Remodelled and refurbished kitchen with **UNDERFLOOR HEATING**, white fascia units, integral **NEFF** induction hob and oven, integral fridge and freezer and **NEFF** dishwasher. Double doors to additional store/utility with space and plumbing for washing machine.

Main bedroom over 12 ft square with double doors to two inbuilt wardrobe cupboards.

Contemporary bathroom with tiled walls and floor : *Own exterior store/bike lockup over 6 ft deep.*

Gas central heating system with a Worcester Greenstar condensing combi boiler.

Nestled in a leafy conservation area at the quieter end of the development, moments from the path through Ham Common Woods to Richmond park, but also within reach of all the facilities, shops and 24 hour buses on Ham Parade.

Within reach of several sought after schools including Ofsted Outstanding Grey Court School, Kingston Academy, Fernhill School, the German School and high achieving Tiffin Girls.

Grade 11 listed by English Heritage as the first "Span" development by ground breaking architect Eric Lyons.

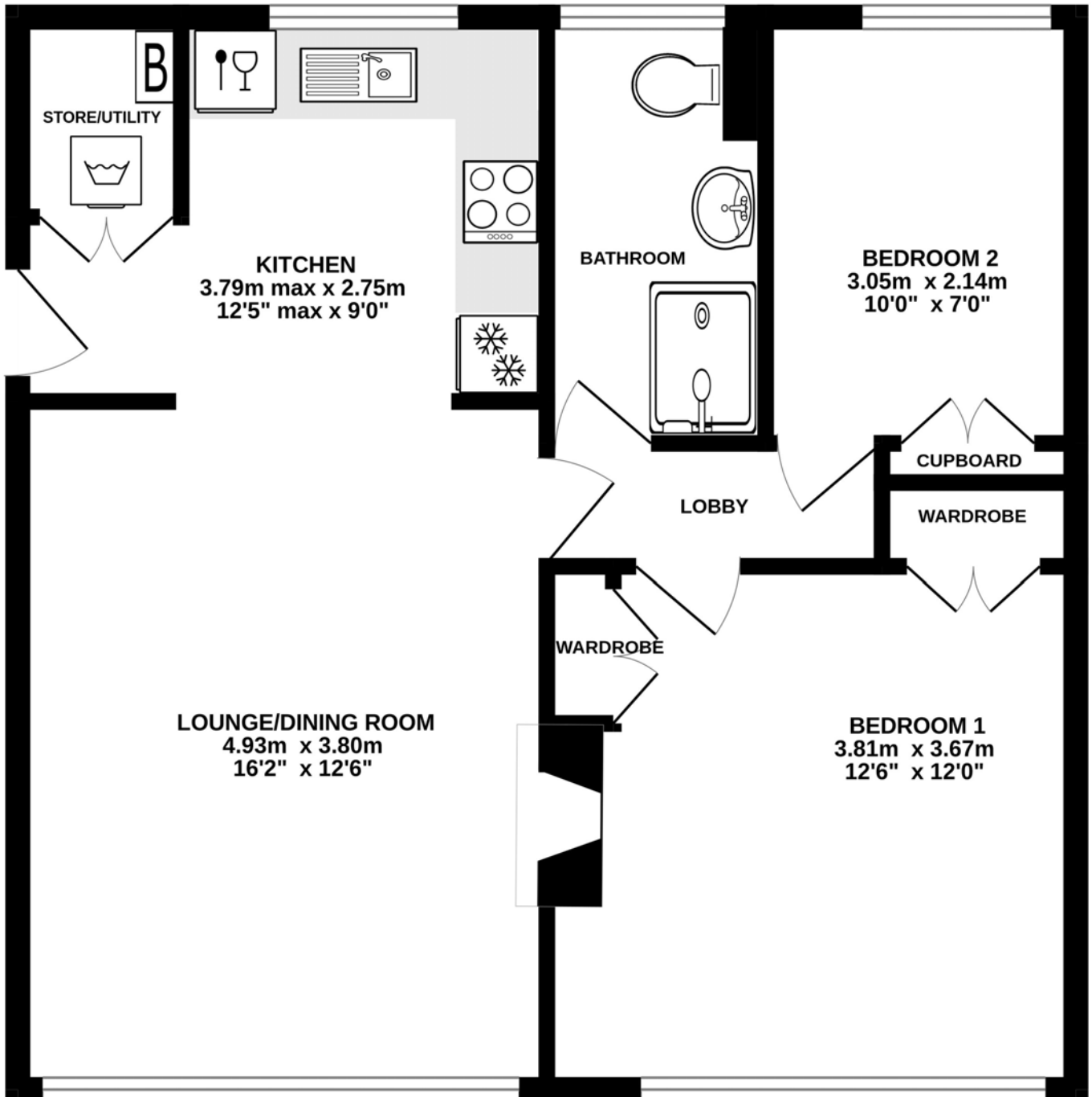


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GROUND FLOOR
58.0 sq.m. (624 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 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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COMMUNAL ENTRANCE:

Paved entrance area with rear door to bin/electric meter cupboard and door to...

PRIVATE LOCKABLE STORAGE / BICYCLE CUPBOARD

(2nd on the left from the entrance)

Entrance door to apartment into

LOBBY AREA with double doors to **STORE/UTILITY CUPBOARD**

Tiled floor with underfloor heating, space and plumbing for washing machine, wall mounted Worcester Greenstar condensing combi boiler.

KITCHEN: Abt 12 ft 5 max x 9 ft (3.79m max x 2.75m)

Tiled floor with underfloor heating, fitted white fascia kitchen units at eye and base level, worktops and upstands, inset bowl and drainer grooves in worktop, integral NEFF dishwasher, inset NEFF induction hob and underbuilt oven, integral fridge and freezer, wall lights, window with fitted blinds to rear aspect.



LOUNGE/DINING ROOM: Abt. 16 ft 2 x 12 ft 6 (4.93m x 3.80m)

Room width windows to front garden aspect, flame effect gas fire in stone fireplace with mantelpiece and slate hearth, cornice, radiator, room width windows with fitted blinds to front garden aspect.



Reeded glass door off the lounge/diner to **INNER LOBBY** with doors to bathroom & bedrooms.

BEDROOM ONE: Abt. 12 ft 6 x 12 ft (3.81m x 3.67m)

Window with fitted blinds to secluded front garden aspect, double doors to tow wardrobe cupboards each with hanging rail and shelving over, wall lights, radiator.



BEDROOM TWO: Abt. 10 ft x 7 ft (3.05m x 2.14m)

Window with fitted blind to rear aspect, double doors to inbuilt shelved cupboard, radiator.



BATHROOM:

Sliding doors to walk in shower enclosure, wash hand basin, WC, frosted window, tiled walls, wall lights and fitted wall mirror, tiled floor, heated towel rail.



OUTSIDE: Lawn with hedge screen to the front and further courtyard garden beyond.

PRIVATE STORE CUPBOARD /BIKE LOCK -UP : Abt. 6 ft 4 x 3 ft 3 (1.98m x 0.94m)

PARKING:

There are no parking restrictions or permits required in Parkleys. There are off street parking bays for residents including some close to this apartment. We also have another client selling a garage near this apartment if you wish to acquire one.

MAINTENANCE:

£660 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

TENURE: Freehold held in common by the residents with a Lease of 999 years from 1982.

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

ASBESTOS MANAGEMENT POLICY:

Many properties built in the UK up to the 1990s may contain some elements of asbestos. These have been assessed at this development with an asbestos management policy in place. We can email this document to any interested parties.

CONSERVATION AREA & LISTING:

Parkleys is a London Borough of Richmond Upon Thames Conservation Area (No.67). It is Grade II listed by English Heritage as the first major 'Span' development by ground-breaking architect Eric Lyons, President of RIBA (Royal Institute of British Architects) 1975-1977. He worked under Walter Gropius (founder of the Bauhaus) and became noted for progressive developments with signature attention to landscape and community, blending modernism with more traditional building elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice gained many awards and as recently as 2005, Span received a special Housing Design Award for schemes meeting the Sustainable Communities Plan. For further reading see *'Eric Lyons and Span'* by Barbara Simms, RIBA Books 2006 or view a youtube video at <https://youtu.be/wwc6-rPp35g>



Eric Lyons

Ref: 2572

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 the service charge 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.



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