

HAM, RICHMOND



£429,950 : SHARE OF FREEHOLD

MILTON COURT, PARKLEYS, HAM, RICHMOND-UPON-THAMES, TW10 5LY



A Bright Two Bedroom 1st (Top) Floor Apartment enjoying a tranquil end terrace position with leafy views front and rear.

OFFERED WITH THE ADVANTAGE OF NO ONWARD CHAIN.

Sunny southwesterly facing Lounge/Dining Room over 16 ft ' x 12 ft with a tiled fireplace.

Kitchen with fitted units, SMEG gas hob and a NEFF oven and separate grill.

Spaces for washing machine and dryer to a utility recess off the hall.

Main bedroom over 12' square max with inbuilt wardrobe cupboard and additional storage cupboards.

Bathroom with white suite, WC and bidet, and shower over the bath.

Gas central heating system with a condensing combi boiler.

Beautifully located in Richmond Conservation Area 67 with use of shared gardens. The property is found at the quieter end of the development close to the path through Ham Common Woods to Richmond Park, yet is conveniently located within reach of local shops and facilities and 24 hour bus services to Richmond and Kingston.

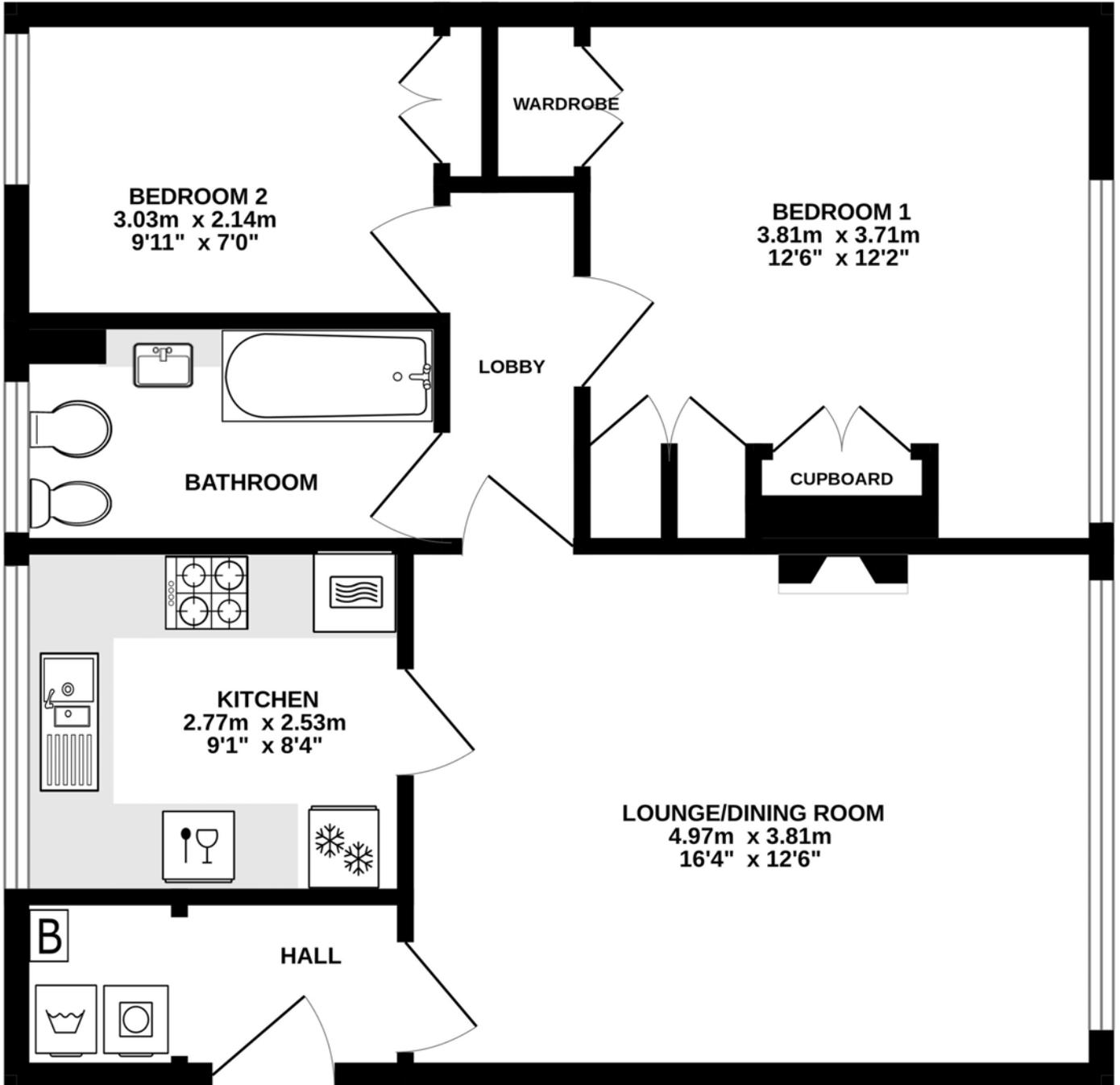
SHARE OF THE FREEHOLD with a lease of over 950 years.

Parkleys is an iconic mid-century development Grade 11 listed by English Heritage as the first 'Span' project of groundbreaking architect Eric Lyons.

020 8549 5099

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FIRST (TOP) FLOOR
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA : 62.0 sq.m. (667 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:

With stairs to first floor landing. Door to apartment and door to ...

DRYING ROOM: shared with the other flat on this landing.

ENTRANCE HALL:

Radiator, utility recess accommodating washing machine and tumble dryer, wall mounted Glow-Worm condensing combi boiler. Reeded glass door through to...

LOUNGE/DINING ROOM: Abt. 16 ft 4 x 12 ft6 (4.97m x 3.81m)

Room width windows to rear garden aspect, two radiators, tiled fireplace.



KITCHEN: Abt. 9 ft 1 x 8ft 4 (2.77m x 2.53m)

Fitted units at eye and base level with worktops and white tile splashbacks, inset one and a half bowl sink unit, inset Smeg gas hob with hood over, inbuilt Neff oven and separate grill. Spaces for slimline dishwasher and fridge-freezer, window to front aspect.



BATHROOM:

Tiled walls, panel enclosed bath with Triton electric shower over, shower rail and curtain, heated towel rail, WC, wash hand basin on shelf, WC and bidet, frosted window.



Reeded glass door from lounge/dining room into **INNER LOBBY:** with doors to bathroom & bedrooms.

BEDROOM ONE: Abt. 12 ft 6 x 12 ft 2 (3.81m x 3.71m)

Windows to rear garden aspect, radiator, coving, double doors to inbuilt wardrobe cupboard with hanging and shelf over, double doors to additional inbuilt shelved cupboard, doors to two further store cupboards



BEDROOM TWO: Abt. 9 ft 11 x 7 ft (3.03m x 2.14m)

Window to front aspects, radiator, double doors to inbuilt cupboard with hanging and shelf in addition to stated room dimensions.



OUTSIDE: Communal gardens.



MAINTENANCE:

£660 per quarter inc of building insurance, communal lighting and cleaning, general exterior maintenance and repairs, gardening and external window cleaning. Please note this is scheduled to increase to £720 per quarter from June 2024.

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 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. For further reading see '*Eric Lyons and Span*' by Barbara Simms, RIBA Books 2006.

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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