

HAM, RICHMOND

£445,000
LEASEHOLD



RUSHMEAD, HAM, RICHMOND, SURREY, TW10 7NW

A RARELY AVAILABLE THREE BEDROOM 1st FLOOR PURPOSE BUILT APARTMENT



with stunning views directly across the open spaces of Ham Riverside Lands.

VACANT and CHAIN FREE!

The property also includes a GARAGE and separate lock up store/bike cupboard.

Bright and spacious double aspect lounge/dining room over 26 ft x 15 at max.

The trees along the river form a backdrop to the front view and the floor to ceiling windows enhance the bright aspect of this spacious property.

Use of a rear communal garden area.

ENERGY EFFICIENCY RATING BAND C : Double glazing : Gas central heating system : Entryphone system. .

LONG LEASE over 950 years remaining.

Rushmead is a residential cul de sac just moments from a parade of local shops including a Tesco Express, Swiss bakery, pharmacy and Post Office, plus nearby bus services to central Richmond and Kingston.

Close to a choice of nurseries and primary schools and within reach of Ofsted Outstanding Grey Court School.

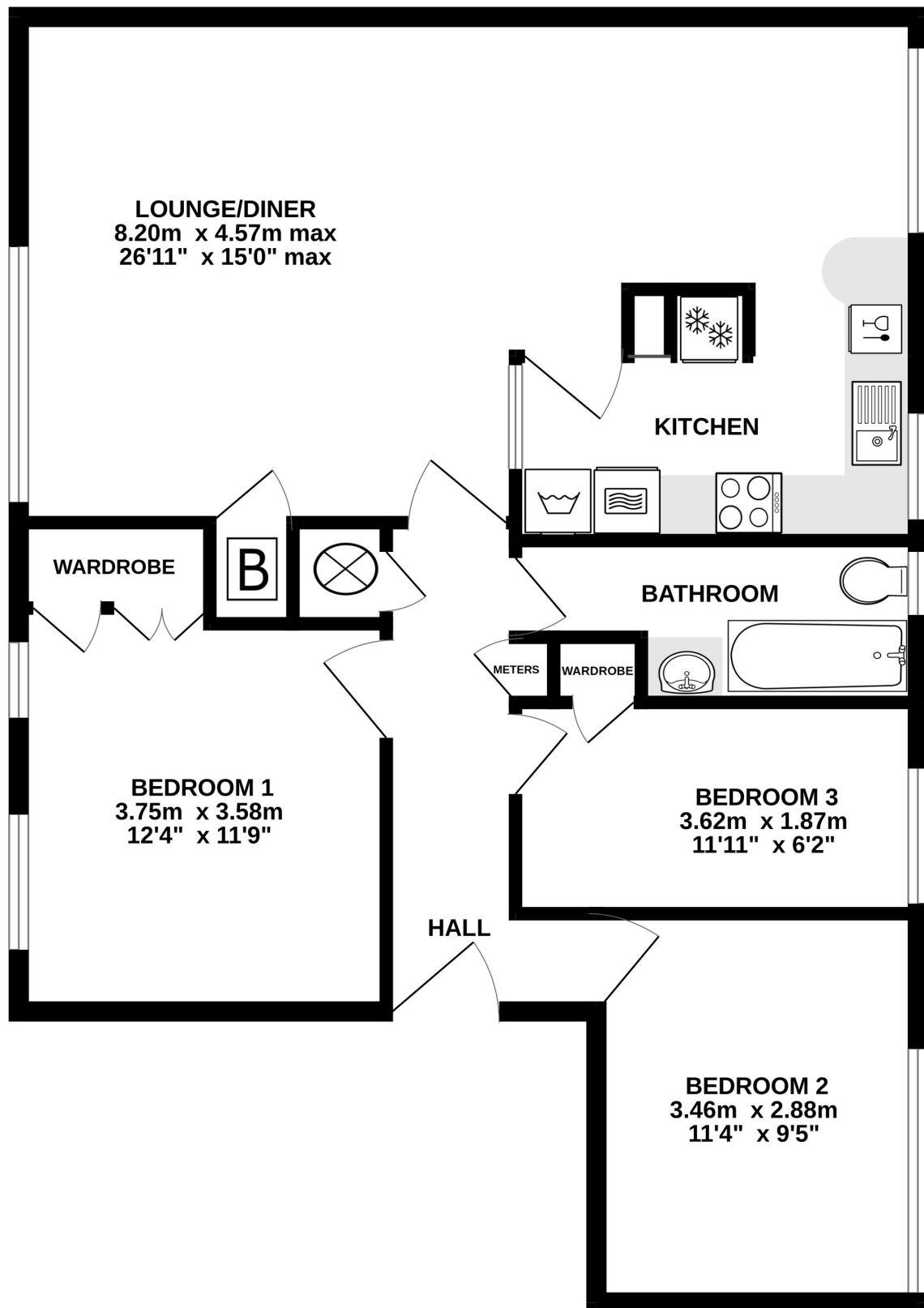


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1ST FLOOR
78.2 sq.m. (842 sq.ft.) approx.



TOTAL FLOOR AREA : 78.2 sq.m. (842 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 PORCH:

Double glazed front door with entryphone into ...

COMMUNAL HALL

Double glazed windows and stairs to first floor. Entrance door into ...

ENTRANCE HALL:

Radiator, wall mounted entryphone handset, coatrack, laminate flooring, door to meter cupboard, door to airing cupboard housing hot water cylinder and slatted shelving over.

DOUBLE ASPECT LOUNGE/DINING ROOM: Abt 26 ft 11 x 15 ft (8.20m x 4.57m)

Floor to ceiling double glazed windows to front aspect towards Ham Riverside Lands and to rear aspect overlooking the shared rear garden. Three radiators, door to boiler cupboard.



KITCHEN:

Double glazed window to rear garden aspect, fitted units at eye and base level, worksurfaces, peninsular dining surface, inset sink unit, inset hob, inbuilt oven, inbuilt separate grill, machine and dishwasher, recess for upright fridge/ freezer, pull out pantry cupboard with wire racking, carousel unit to corner base cupboard, fitted shelving.



BEDROOM ONE: Abt 12 ft 4 x 11 ft 9 (3.75m x 3.58m)

Two double glazed windows to front aspect towards Ham Riverside Lands, radiator, doors to built in wardrobe cupboards with hanging rail and shelving in addition to given room dimensions.



BEDROOM TWO: Abt 11 ft 4 x 9 ft 5 (3.46m x 2.88m)

Double glazed window to rear garden aspect, radiator.



BEDROOM THREE: Abt 11 ft 11 x 6 ft 2 (3.62m x 1.87m)

Double glazed window to rear garden aspect, door to inbuilt cupboard, radiator.



BATHROOM:

Panel enclosed bath with electric shower unit, shower rail and curtain, wash hand basin set in vanity shelf with cabinet under and mirror backdrop, WC. Double glazed frosted window, radiator.



USE OF ENCLOSED SHARED GARDEN:

Mostly laid to lawn with shrubs and central paved area, to rear of apartment. To the right of the garden is a gate to an outbuilding with private **exterior lock up bicycle/store room - approx 1.9m high and approx 1.75m long.**



GARAGE: NO. 223

In battery to the right hand end of Rushmead. Upon entering the garage forecourt, turn right and the garage for the flat is the second garage on the right.



TO THE FRONT OF THE BLOCK

Grassed area with the open spaces of the Riverside Lands on the opposite side of Riverside Drive.



COUNCIL TAX BAND = BAND D (Richmond Upon Thames)

LEASE: 999 years from 24th June 1976.

ENERGY EFFICIENCY BAND = BAND C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

MAINTENANCE: For the current year, the maintenance charge is £1900; this includes buildings insurance and is payable in two 6 monthly instalments of £950 each. The ground rent is £1.01p.

REF : 2580

*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 charges 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. **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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