

HAM, RICHMOND



£ 450,000 : LEASEHOLD

MARINER GARDENS, HAM, RICHMOND, TW10 7UU



Bright and Roomy 2 DOUBLE BEDROOM END TERRACE DUPLEX MAISONETTE.

Set back from the road overlooking a shared lawned garden area in a quiet residential crescent with the benefit of free parking bays. The property also includes a nearby GARAGE.

Offered with the advantage of NO ONWARD CHAIN!

Own private entrance door at ground level.

Double aspect living space to the 1st floor with lounge, dining and kitchen areas.

2nd floor has a spacious main bedroom with wall length wardrobes, a second double bedroom and bathroom.

Useful storage loft.

Double glazing and gas central heating system with an efficient Worcester Greenstar condensing combi boiler.

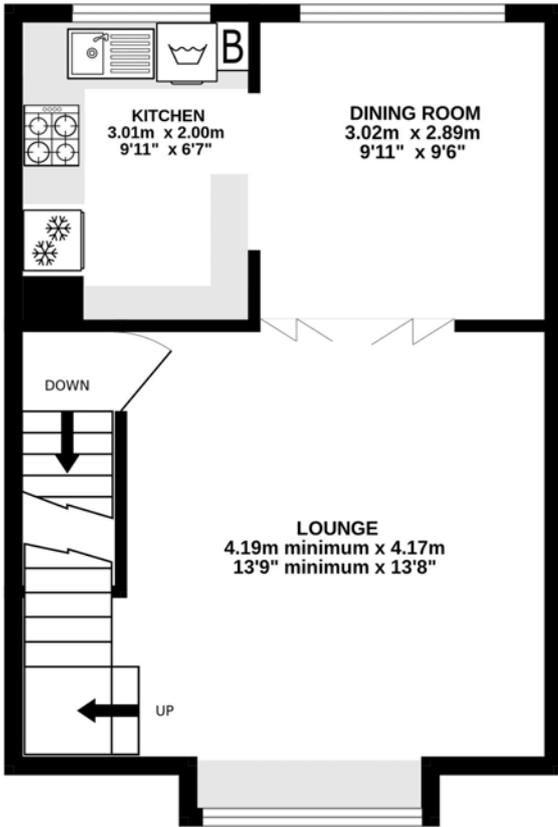
Conveniently located near buses to Richmond and Kingston and near shops and takeaways including Tesco Express, Post Office, Swiss Bakery and pharmacy.

Moments from a choice of nearby nurseries and primary schools and within reach of Ofsted Outstanding Grey Court School and the German School.

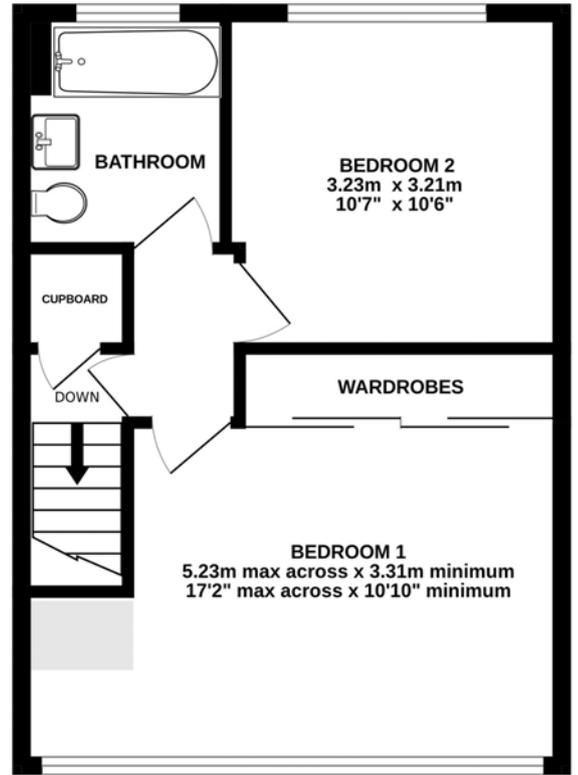
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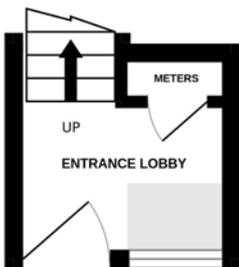
1ST FLOOR
38.9 sq.m. (419 sq.ft.) approx.



2ND FLOOR
37.9 sq.m. (408 sq.ft.) approx.



GROUND FLOOR
4.3 sq.m. (46 sq.ft.) approx.

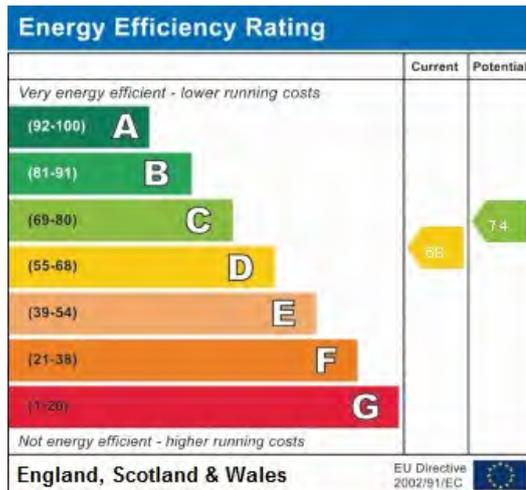


TOTAL FLOOR AREA : 81.1 sq.m. (873 sq.ft.) approx.

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

ENERGY RATING : BAND D



ENTRANCE PORCH:

Exterior recycling cupboard, uPVC entrance door into...

GROUND FLOOR LOBBY and STAIRS :

Double glazed window to front, doors to store/meter cupboards, stairs leading up to first floor, glazed door into lounge.

LOUNGE: Abt: 13 ft 9 minimum x 13 ft 8 (4.19m minimum x 4.17m)

Front projecting box bay with double glazed window, two radiators, louvre double doors to dining room.



DINING ROOM: Abt 9 ft 11 x 9 ft 6 (3.02m x 2.89m)

Double glazed window to rear, radiator, arch and worktop/servery to kitchen.



KITCHEN: Abt 9 ft 11 x 6 ft 7 (3.01m x 2.00m)

Fitted units at eye and base level, worktops, inset sink unit, inset gas hob, inbuilt oven, spaces for washing machine and fridge/freezer, wall mounted Worcester Greenstar condensing combi boiler, double glazed window to rear aspect.



STAIRCASE FROM LOUNGE TO 2nd FLOOR LANDING:

Door to utility/store cupboard, glazed door into inner landing, trap door to loft space.

FRONT BEDROOM: Abt 17 ft 2 max across x 10 ft 10 min to w/robes (5.23m max x 3.31m min to w/robes)

Room width double glazed windows to front aspect, sliding mirrored doors to wall length in-built wardrobes, corner area with shelf, radiator.



REAR BEDROOM: Abt 10 ft 7 x 10 ft 6 (3.23m x 3.21m)

Double glazed window to rear aspect, radiator.



BATHROOM:

Panel enclosed bath, pedestal wash hand basin, WC. Frosted double glazed window, heated towel rail.



OUTSIDE:

The maisonette overlooks a shared grassed area to the front. There are also free parking bays.





The Land Registry Title of the property also includes a **GARAGE: No. 95** in a battery off Mariner Gardens.



TENURE: 125 years from 24th June 1986

The vendor informs us there is no ongoing service charge.

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. As a guide to prospective buyers, 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. **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.

**MERVYN
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