

HAM, RICHMOND



£475,000 * LEASEHOLD

BEAUFORT COURT, HAM, RICHMOND, TW10 7YG



A Stylish and Beautifully Presented Top (2nd) Floor **THREE BEDROOM APARTMENT** with an **EXTENDED LEASE** and a sunny **South Westerly facing BALCONY**.

Immaculate decor throughout with smooth plastered and white washed walls and ceilings.

Aurora M Pro LED downlighters : Elegant Rushmore engineered wood flooring.

Bright double aspect lounge/dining room over 6 metres across with flame effect gas fire set in a fireplace with Durlington Arctic White Micro Marble mantelpiece and hearth.

Open plan kitchen/dining area with integral hob, oven, fridge, freezer, and dishwasher.

Pristine remodelled tiled bathroom.

Entryphone system : double glazed windows : Gas central heating system with a Worcester Greenstar boiler.

Two double bedrooms both with inbuilt wardrobe cupboards plus a 3rd bedroom over 3 x 2 metres.

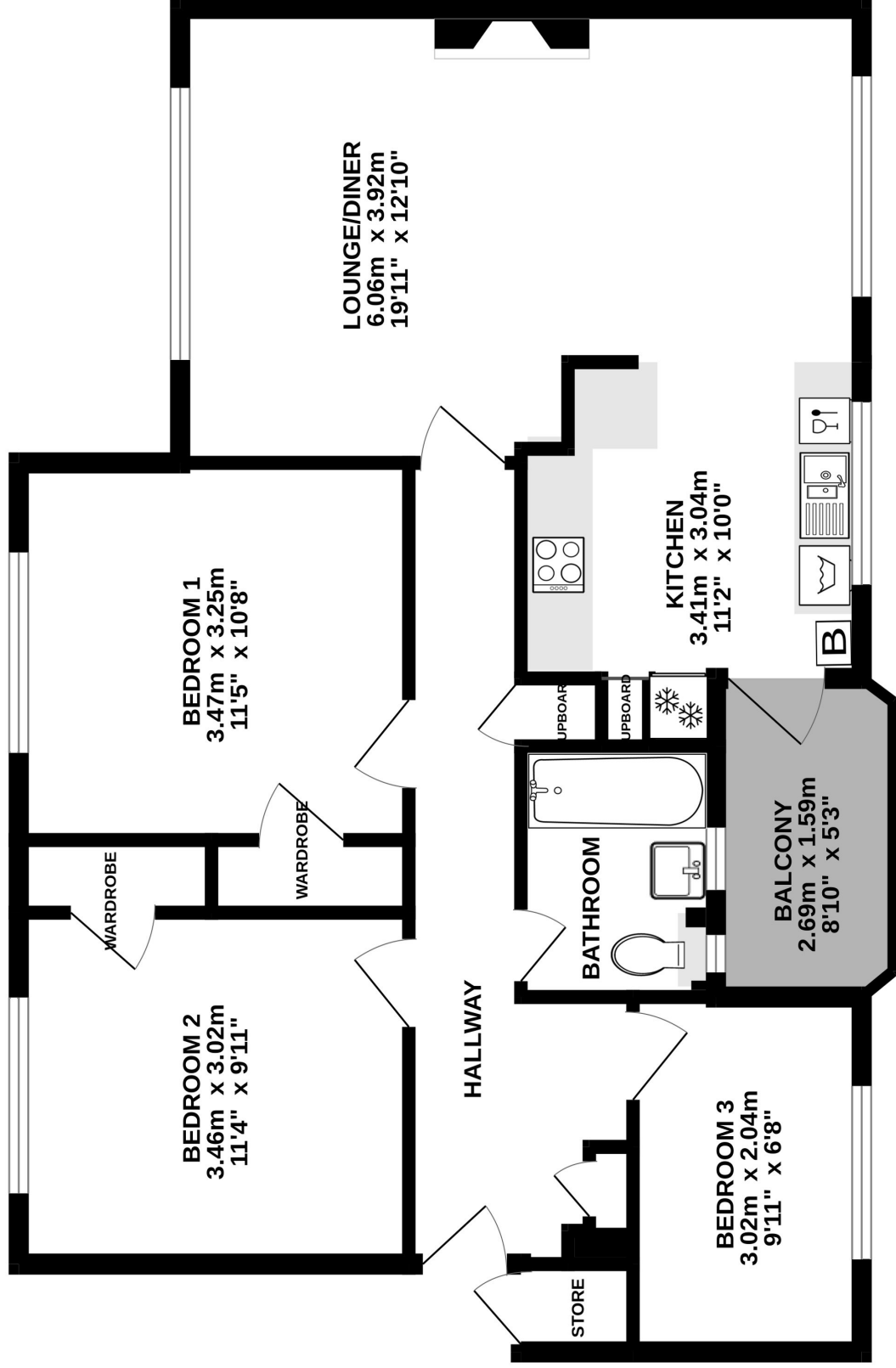
Two exterior storage lockers, one on the ground floor and one by the entrance door to the flat.

Located within reach of the river towpath and the pedestrian/cycle bridge across the Thames at Teddington Lock. Within reach of local shops, schools and bus services to central Richmond and Kingston.

020 8549 5099

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2ND (TOP) FLOOR
73.7 sq.m. (793 sq.ft.) approx.



TOTAL FLOOR AREA : 73.7 sq.m. (793 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 misstatement. The floorplan is for information only and should not be used as a basis for 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:

Entrance door with entryphone system into hallway. Door to private storage/bicycle locker.
Staircase leading to 2nd floor landing with further private storage locker on the landing. Entrance door into ...

HALL:

Handset for entryphone system, wood floor, radiator, LED downlighters, doors to storage/meter cupboards near front door and further door along the hall to a cloaks cupboard with hanging rail.



DOUBLE ASPECT LOUNGE/DINING ROOM: Abt.: 19'11 x 12'10 max (6.06m x 3.92m max)
Double glazed windows to each end, two radiators, LED downlighters, Durlington micro marble fireplace with hearth and mantelpiece and inset gas fire, wood floor, open to right through to

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KITCHEN: Abt: 11'2 max x 10' max (3.41m max x 3.04m max)

Units fitted at eye and base level, wood effect worksurfaces, tile splashbacks, inset one and a half bowl sink unit with monobloc tap, integral inset hob with convector over and inbuilt oven, integral fridge and freezer, inbuilt pan drawers, wine rack and pull out pantry cupboard, space for washing machine, double glazed window, wall mounted Worcester Greenstar condensing combi boiler, LED downlighters, vertical radiator, part glazed door out to Balcony





BALCONY: Abt.: 8'10 x 5'3 (2.69m x 1.59m)
With decked flooring.



BEDROOM ONE: **Abt. 11'5 x 10'8 (3.47m x 3.25m)**

Door to inbuilt wardrobe cupboard in addition to room dimensions, radiator, double glazed window, wood floor.



BEDROOM TWO: **Abt. 11'4 x 9'11 (3.46m x 3.02m)**

Double glazed window, radiator, door to built in wardrobe cupboard in addition to room dimensions, picture rail, wood floor.



BEDROOM THREE: Abt.: 9'11 x 6'8 (3.02m x 2.04m)

Double glazed window, radiator, wood floor.



BATHROOM:

White suite comprising panel enclosed bath with shower screen and shower unit over, WC and pedestal wash hand basin, mainly tiled walls, two double glazed frosted windows, LED downlighters, heated towel rail.



LEASE: The lease has been extended to 215 Years from 5 July 1982.

GROUND RENT: a 'peppercorn', (ie zero).

SERVICE CHARGE: The vendor informs us the 2024 –2025 service charge is £1,439.21.

COUNCIL TAX: Band C (London Borough of Richmond Upon Thames)

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 outgoing but we have not inspected any accounts and we do not know their terms and conditions. Buyers and their legal advisers will have to establish the exact rights 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
SMITH**



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