

£415,000 * LEASEHOLD

JUBILEE CLOSE, HAMPTON WICK, KINGSTON-UPON-THAMES, SURREY, KT1 4DH



A TWO BEDROOM 1st FLOOR APARTMENT with its OWN PRIVATE BALCONY OVER 29ft looking out over the leafy shared garden area towards Hampton Wick library.

Super convenient location set back from the High Street just moments for Hampton Wick Station with 6 trains an hour to Waterloo, or a stroll across nearby Kingston Bridge to all the facilities of Kingston with shopping and riverside restaurants. To the rear of Jubilee Close are the beautiful open spaces of Bushy Park.

Spacious entrance hall with inbuilt store cupboards

Lounge/dining room with double glazed windows and door to the balcony across the rear width of the flat..

Kitchen breakfast room with fitted units, integral oven and hob, and breakfast bar with space for stools under.

Tiled bathroom with white suite.

EPC RATING BAND C : Double glazing and combi boiler.

Secluded rear grassed garden area and additional shared exterior area with clothes drying lines.
Residents off street parking to the front of the block.

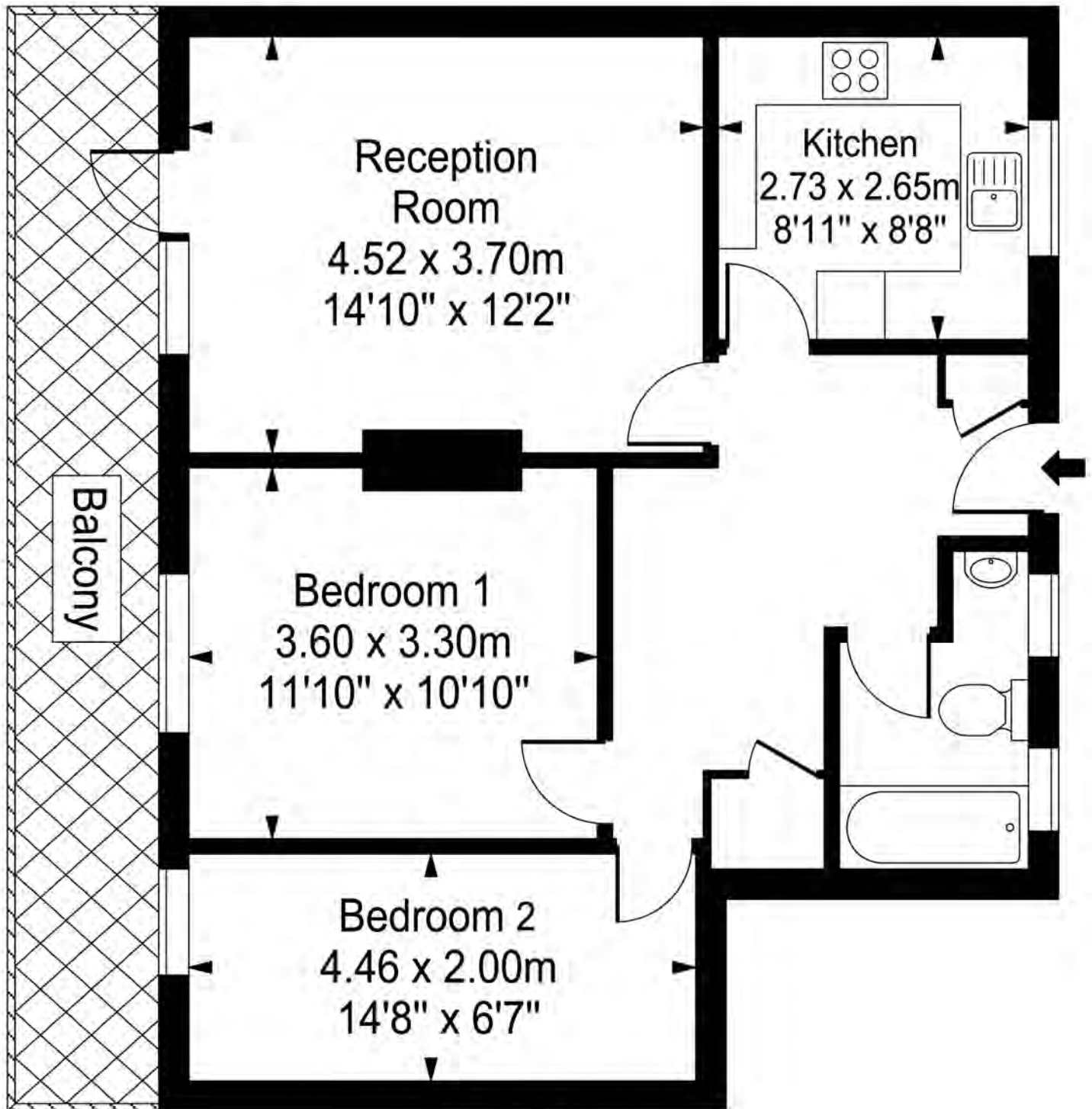
Within reach of Teddington School and a choice of primary schools and nurseries.

Close to restaurants, shops & services, Post Office and the popular Foresters Arms and White Hart bistro pubs.

Jubilee Close

Approx. Gross Internal Area

61 Sq M - 656 Sq Ft



First Floor

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

Floor plan by www.frameworkphotos.co.uk

ENTRANCE:

Jubilee Close is a turning off Hampton Wick High Street. Double doors to the rear of the block lead to stairs to a 1st floor walkway to the flat entrance door.



ENTRANCE HALL:

Laminate floor, coatrack, coving, radiator, door to meter/store cupboard with frosted window, doors to additional storage cupboard.



LOUNGE/DINING ROOM: Abt 14 ft 10 x 12 ft 2 (4.52m x 3.70m)

Radiator, coving, double glazed windows and door to the balcony.



PRIVATE BALCONY ; Abt 29 ft (8.84m)

Overlooking the shared garden below and across to Hampton Wick Library.



KITCHEN/BREAKFAST ROOM: Abt. 8 ft 11 x 8 ft 8 (2.73m x 2.65m)

Units fitted at eye and base level, worktops, tile splashbacks, inset one and a half bowl sink unit, inset gas hob with fitted hood over, inbuilt oven, double glazed window, spaces for washing machine and fridge/freezer, wall mounted combi boiler, breakfast bar and upstand with space for stools under, laminate floor, double glazed window.



BATHROOM:

Two double glazed windows, tiled walls and floor, panel enclosed bath with shower and screen, wash hand basin, WC, radiator.



BEDROOM ONE: Abt 11 ft 10 x 10 ft 10 (3.60 x 3.301m)

Double glazed window to balcony, radiator, coving.



BEDROOM TWO: Abt 14 ft 8 x 6 ft 7 (4.46m x 2m)

Double glazed window to balcony, radiator, coving.



OUTSIDE:

GARDEN: Secluded rear grassed garden area and additional shared exterior area with clothes drying lines.



PARKING: There is unallocated residents parking to the front of the block.



LEASE: 125 years from July 15th 2002

GROUND RENT: £10 PA

SERVICE CHARGES: £1374.59 PA for 2024 –2025 inclusive of contribution to buildings insurance

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

EPC RATING: BAND C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 out-goings 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.