

HAM, RICHMOND

£475,000 : LEASEHOLD



WATERMILL CLOSE, HAM, RICHMOND UPON THAMES, TW10 7UH



**A Bright and Roomy 2 DOUBLE BEDROOM END TERRACE DUPLEX MAISONETTE
available with NO ONWARD CHAIN!**

Private entrance and hall at ground level.

Spacious double aspect lounge with front bay and bench seat to the 1st floor plus a wide kitchen/diner with appliances.

The top floor has a spacious main bedroom plus a second double bedroom, both with inbuilt wardrobe cupboards.

This floor also accommodates the bathroom, airing cupboard and trap door access to a useful storage loft.

Gas central heating system and double glazing.

Enjoying an attractive and convenient position on the corner of Watermill Close and Broughton Avenue. Moments from bus services to Richmond and Kingston centres and stations, a choice of nearby nurseries and primary schools and near local shops at St. Richards Square including a Tesco Express, Post Office, Swiss Bakery and pharmacy.

The property is also within reach of Ofsted Outstanding Grey Court School and the German School.

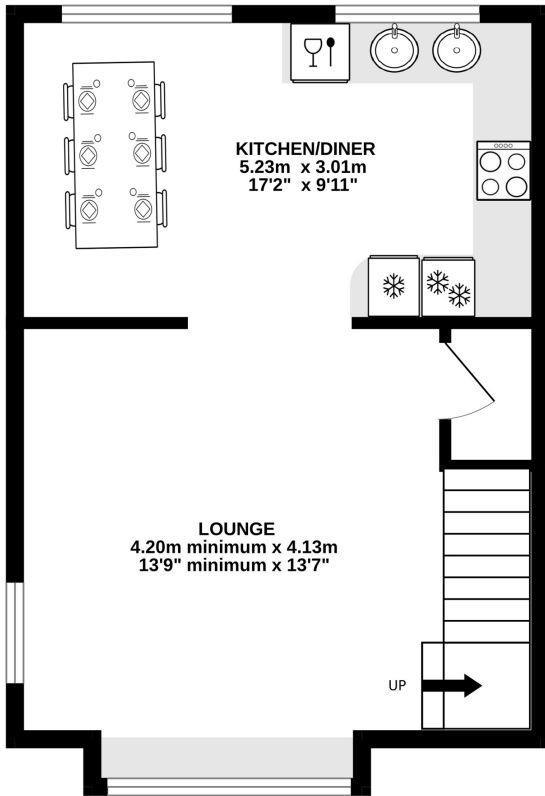


Tel: 020 8549 5099

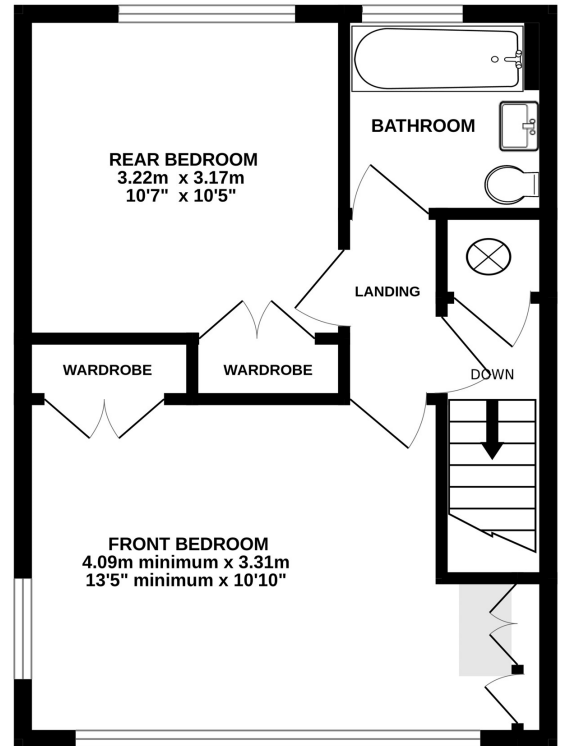


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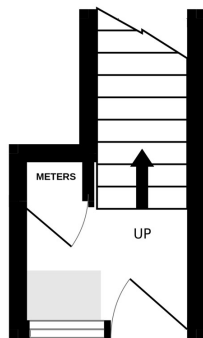
1ST FLOOR
39.0 sq.m. (420 sq.ft.) approx.



2ND (TOP) FLOOR
37.7 sq.m. (405 sq.ft.) approx.



GROUND LEVEL
4.6 sq.m. (49 sq.ft.) approx.



TOTAL FLOOR AREA : 81.3 sq.m. (875 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:

Exterior recycling cupboard with uPVC door, uPVC entrance door into...

GROUND FLOOR HALL and STAIRS:

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

LOUNGE: Abt: 13 ft 9 minimum x 13 ft 7 (4.20m minimum x 4.13m)

Double aspect room with double glazed side window and front projecting box bay with double glazed window and bench window seat, radiator, spotlights.



KITCHEN/DINER: Abt: 217 ft 2 x 9 ft 11 (5.23m x 3.01m)

Dining area with space for table and chairs, double glazed window, spotlights, radiator.

Fitted units at eye and base level, worktops, inset twin bowls, inset gas hob, hood over, inbuilt oven, spaces for dishwasher, washing machine and fridge and freezer, double glazed window to rear aspect.



STAIRCASE FROM LOUNGE TO 2nd FLOOR LANDING:

Door to utility/store cupboard housing washing machine. Trap door access to loft space.

FRONT BEDROOM: Abt: 13 ft 3 minimum x 10 ft 10 (4.09m minimum x 3.31m)

Room width double glazed windows to front aspect, double glazed side window, doors to in-built wardrobe cupboards in addition to room dimensions, corner area with cupboards in addition to given room dimensions, radiator.



REAR BEDROOM: Abt 10 ft 7 x 10 ft 5 (3.22m x 3.17m)

Double glazed window to rear aspect, radiator. Doors to in-built wardrobe cupboards in addition to room dimensions.



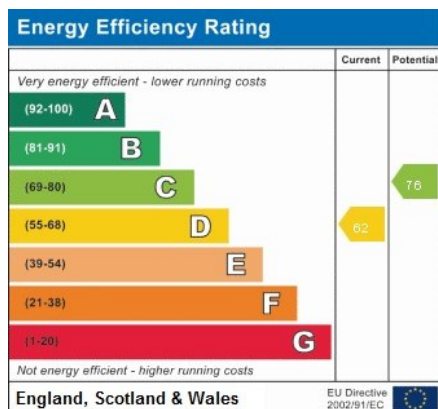
BATHROOM:

Tile panel enclosed bath with electric shower unit, shower rail, pedestal wash hand basin, WC. Frosted double glazed window, heated towel rail, tiled walls and floor.



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

ENERGY RATING : BAND D



TENURE: 125 years from 24th June 1986

The vendor inform us there is no ongoing service charge.

Ref: 2575

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.



**315 RICHMOND ROAD,
KINGSTON UPON THAMES, SURREY, KT2 5QU
TEL: 020 8549 5099**

WEBSITE: www.mervynsmith.co.uk E-MAIL: sales@mervynsmith.com