

HAM, RICHMOND

£274,950

SHARE OF FREEHOLD



BYRON COURT, PARKLEYS, HAM COMMON, RICHMOND, TW10 5LW



A Two Bedroom Ground Floor Apartment offered with a SHARE OF THE FREEHOLD.

Enjoying a delightful setting facing landscaped gardens to the front with a lawned area at the rear. Whilst the gardens are shared, the garden immediately behind the flat provides some tranquillity and seclusion.

Lounge/dining room over 16' x 12'.

Main bedroom 12'square with two inbuilt cupboards.

Modernised kitchen with inbuilt ovens, hob and extractor.

Gas central heating system with a condensing combi boiler under 12 months old.

The property includes a private exterior storage/bicycle locker near the entrance.

Parkleys is Grade II listed by English Heritage for its architectural interest as the first 'Span' development by Eric Lyons. Parkleys also comprises one of Richmond Boroughs conservation areas.

Conveniently located within close proximity of a range of local shops, restaurants and bank, plus nearby bus services to Kingston and Richmond. The scenic open space of Ham Common is nearby, while side access near to Byron Court leads out into Ham Farm Road and onto the wooded sections of Ham Common leading to Richmond Park.

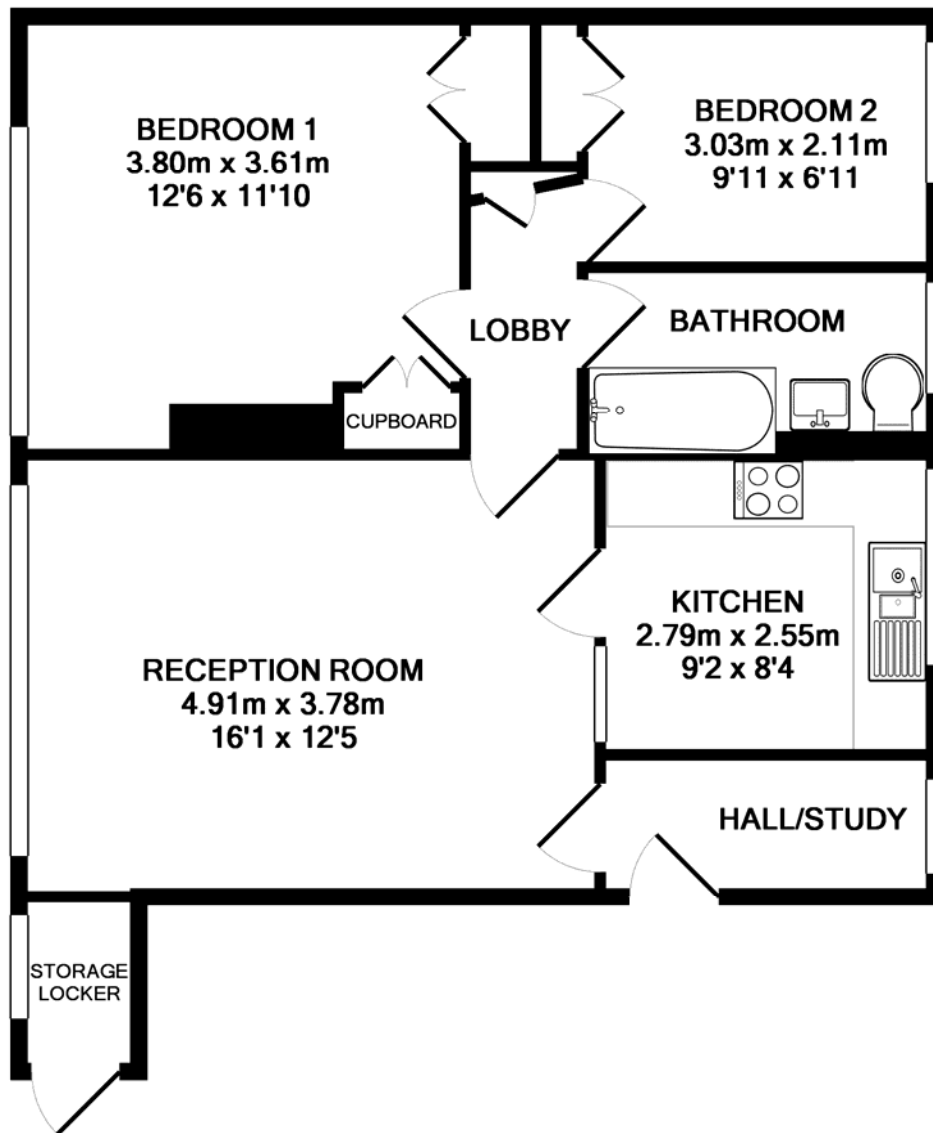


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FLOOR PLAN



TOTAL APPROX. FLOOR AREA 59.2 SQ.M. (637 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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ENERGY PERFORMANCE GRAPH

COMMUNAL ENTRANCE HALL:

With door to private bicycle/storage locker belonging to flat 1.



Entrance door into ...
HALL/ STUDY:

Window to rear garden aspect, laminate floor, meter cupboard, reeded glass door through into

RECEPTION ROOM: Abt 16'1 x 12'65 (4.91m x 3.78m)

Windows to front aspect, radiator, coving, laminate floor.



KITCHEN:

Abt 9'2 x 8'4 (2.79m x 2.55m)

Range of units fitted at eye and base level, worktops and splashbacks, inset one and a half bowl stainless steel sink unit, inset gas hob with fitted convector hood over, inbuilt ovens, spaces for washing machine and upright fridge/freezer, window to rear garden aspect, tiled floor.



Reeded glass door from lounge to inner lobby with door to shallow store cupboard, doors to bedrooms and bathroom.



BEDROOM ONE : Abt 12'6 x 11'10 (3.8m x 3.61m)
Windows to front aspect, radiator, double doors to shelved cupboard, double doors to wardrobe cupboard with hanging rail.



BEDROOM TWO : Abt 9'11 x 6'11 (3.03m x 2.11m)
Window to rear aspect, radiator, double doors to cupboard.

BATHROOM :

Frosted window, WC, panel enclosed bath, wash hand basin, heated towel rail.

OUTSIDE: Formal gardens to front and lawned area to rear (pictured)



MAINTENANCE:

Approx. £540 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

LEASE:

Freehold held in common by the residents with an assigned Lease of 999 years from 1982.

Property ref 1317

For clarification, we wish to inform all prospective purchasers that we have prepared these sales particulars as a general guide.

We have not carried out a survey, nor tested the services, appliances and specific fittings. Room sizes should be used as a guide only.