

**HAM, RICHMOND**

**£299,950**

**SHARE OF FREEHOLD**

**MERVYN  
SMITH**

**DRYDEN COURT, PARKLEYS, HAM COMMON, RICHMOND, TW10 5LU**



A rarely available **THREE BEDROOM GROUND FLOOR APARTMENT** in this well regarded shared freehold development which is Grade II listed by English Heritage and within a conservation area.

Offered with the benefits of **VACANT POSSESSION** and **NO ONWARD CHAIN**.

This configuration is the largest version of the Parkleys apartments and comprises two connected reception areas, kitchen, bathroom and three bedrooms all with inbuilt cupboards. The property is priced to reflect the requirement for general upgrading.

Pleasant rear views across the shared gardens.

Dryden Court is located within close proximity of Ham Common, buses into Richmond and Kingston and all the facilities of Ham Parade including restaurants, deli, grocer, various other shops and a bank.

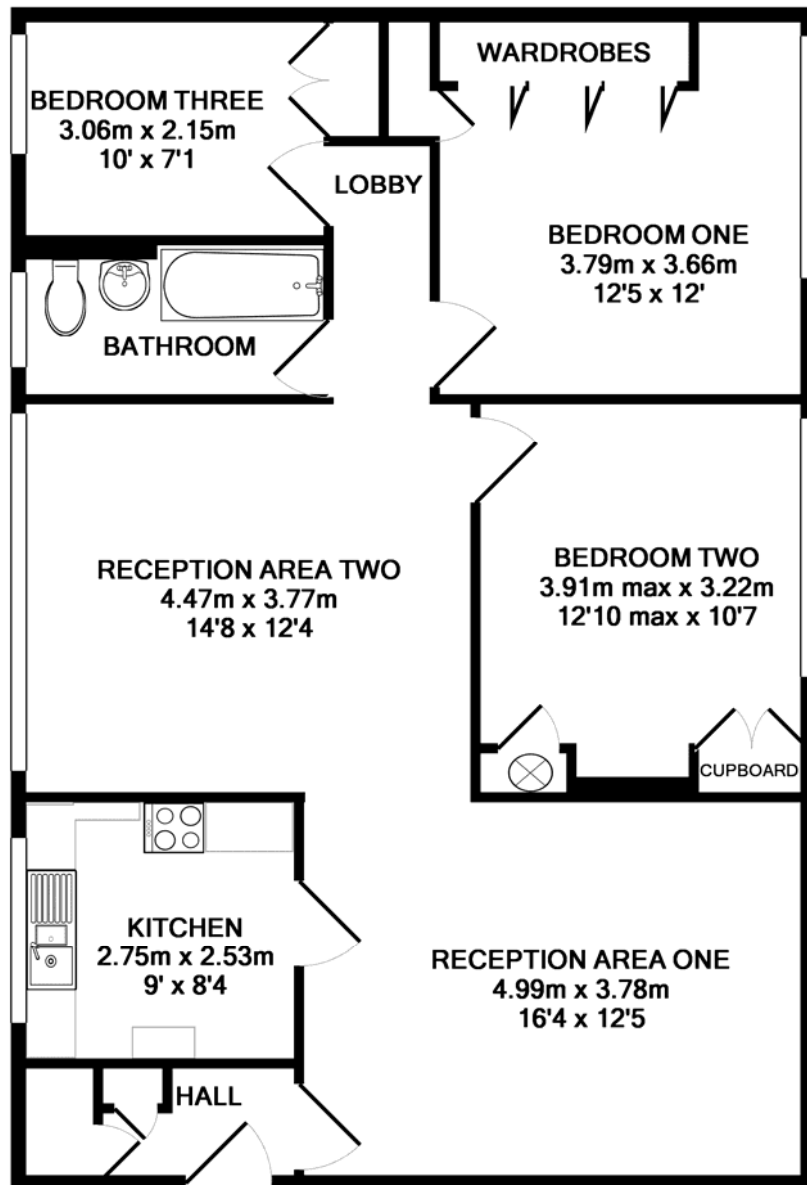


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# FLOOR PLAN

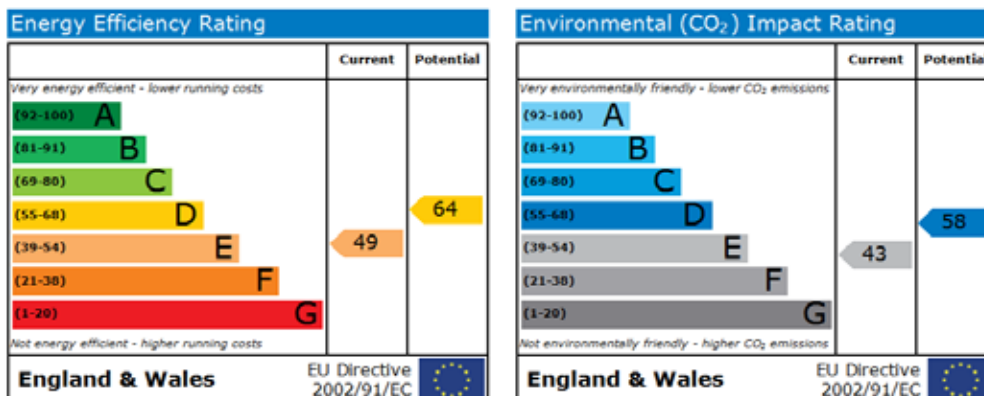


TOTAL APPROX. FLOOR AREA 88.5 SQ.M. (952 SQ.FT.)

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:**

Door from hallway into ..

**ENTRANCE HALL:**

Door to deep storage cupboard, door to second cupboard, glazed door through to connected reception areas with archway between.....

**RECEPTION AREA ONE: Abt. 16'4 x 12'5 (4.99m x 3.78m)**

Windows to front aspect, double doors to boiler cupboard, arch through to ...

**RECEPTION AREA TWO: Abt. 14'8 x 12'4 (4.47m x 3.77m)**

Windows to rear garden aspect.



**KITCHEN: Abt. 9' x 8'4 (2.75m x 2.53m)**

Window to rear garden aspect, fitted units eye and base levels, work surfaces and breakfast bar, inset sink unit, spaces for appliances.

Door from reception area two to....

**INNER LOBBY**

with doors to bathroom and bedrooms one and three.

**BEDROOM ONE:**

**Abt. 12'5 x 12' (3.79m x 3.66m)**

Windows to front aspect, bifold doors to built wardrobes, door to inbuilt cupboard.



in



**BEDROOM TWO:**

**Abt. 12'10 x 10'7 (3.91m x 3.22m) max into cupboards**

Windows to front aspect, door to inbuilt cupboard, door to inbuilt airing cupboard with hot water cylinder and slatted shelving.

**BEDROOM THREE**

**Abt. 10' x 7'1 (3.06m x 2.15m)**

Window to rear garden aspect, double doors to storage cupboard.

**BATHROOM:**

Partially tiled, panel enclosed bath, pedestal wash hand basin, WC, frosted window.

**OUTSIDE:** Attractive communal gardens.



**MAINTENANCE:**

Approx. £485 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 1273*

*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.*