



Richmond Hill Court

Richmond, TW10

Asking Price £765,000

Chestertons Richmond are delighted to bring this 2nd floor purpose built two double bedroom apartment to the sales market, with no onward chain, allocated underground parking and a share of the freehold.

The property is located on the 2nd floor with a fabulous flow and direct views of the tennis courts. Comprising: two large double bedrooms both with built in storage, the principal bedroom has been cleverly re-configured to provide an en-suite (this being the only two bedroom apartment in the development to have one), a bright reception room, eat in kitchen and a modern bathroom. The apartment benefits from use of the communal lift to gain access and an underground parking space.

Richmond Hill Court has an abundance of extras including but not limited to, a concierge, on site allocated parking for one car, tennis courts and a superb location being just moments from the wonderful parks and amenities that Richmond Hill village has to offer.

The village perfectly balances city and country living thanks to the spacious green spaces and easy London transport links. An ideal location for families, Richmond Hill has outstanding state and private school options, including The Vineyard, King's House, Old Vicarage and Marshgate Primary School to name a few. You'll find everyday amenities such as dry cleaning, smaller supermarkets and coffee spots on your doorstep alongside a selection of pubs, cafes and restaurants. Local favourites include the Richmond Hill Bakery, The Marlborough pub and La Luna di Luca restaurant. Duck Pond Market, on the scenic riverside, sells ethically-sourced local food, art and crafts every weekend. Richmond town centre offers a wider range of shops, from independent boutiques in cobbled lanes to leading High Street brands, along with a Whole Foods Market and large Waitrose supermarket, including the train station (start of the District Line and British Rail to Waterloo) making this an apartment that must be seen.

Please call the Richmond Sales team to book a viewing.

CHESTERTONS



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- Share of freehold
- No onward chain
- En-suite to principal bedroom
- On-site concierge
- Access to tennis courts
- Allocated secure parking



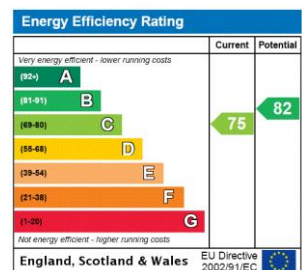
Service Charge: £4756pa (2 x 6 monthly instalments of £2378.00)
 Reserve fund £1462.24 (2 x 6 monthly instalments of £731.12)
 Parking space service charge £84.00 pa (2 x 6 monthly instalments of £42)
 Parking space reserve fund £140.86 pa (2 x 6 monthly instalments of £70.43)

Ground Rent: £120pa (2 x 6 monthly instalments of £60.00)
 Parking space ground rent £20.00 pa (2 x 6 monthly instalments of £10.00)

Tenure: Share of Freehold – lease expires December 2984

Local Authority: London Borough of Richmond Upon Thames

Council Tax Band: F



Chestertons Richmond Sales

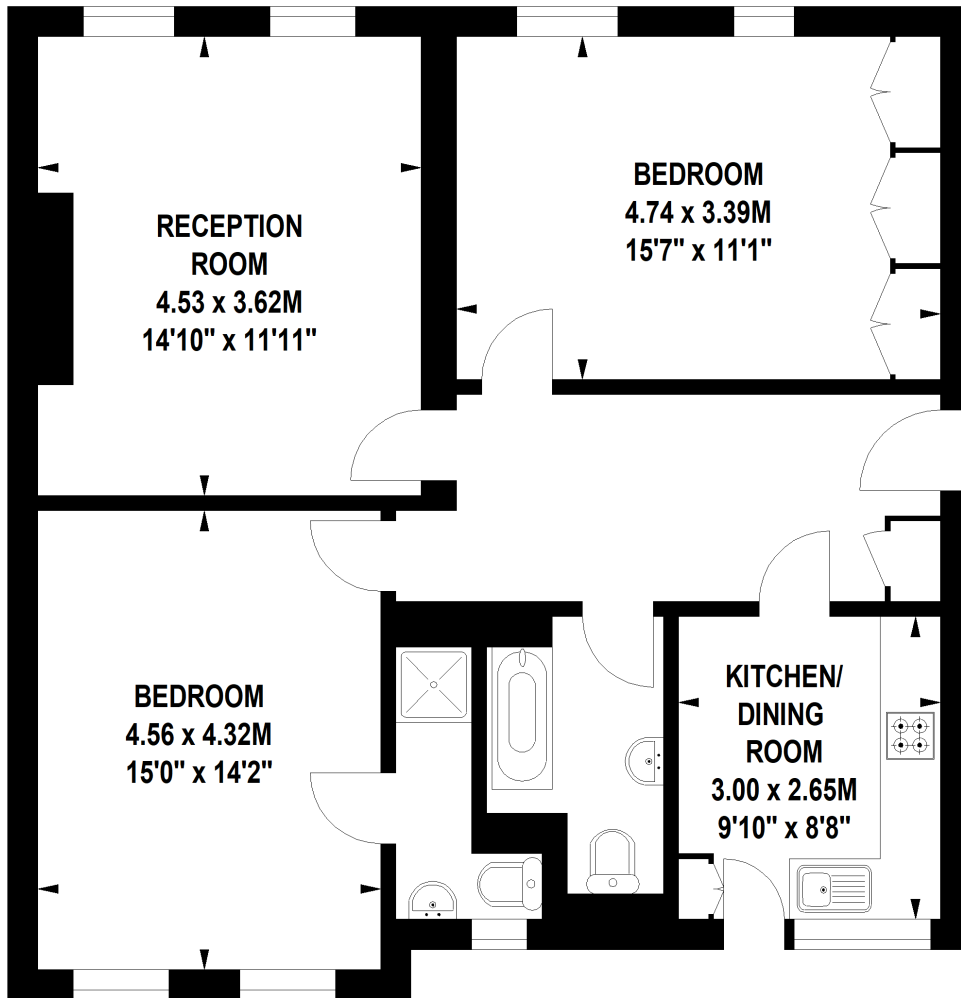
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Richmond Hill Court, TW10

Approximate gross internal area

79.99 sq m / 861 sq ft

Key :
CH - Ceiling Height



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact.
All measurements and areas are approximate only