

HAM PARADE

£350,000 - Offers over

LEASEHOLD

MERVYN
SMITH
ESTATE AGENTS

CRANMER COURT, HAM PARADE, RICHMOND ROAD, KINGSTON, KT2 5PY



A WELL PRESENTED & FRESHLY DECORATED 1930s PURPOSE BUILT 2 BEDROOM TOP FLOOR FLAT with direct access to a rear balcony shared with the flat opposite.

OFFERED WITH THE ADVANTAGES OF VACANT POSSESSION AND NO ONWARD CHAIN!

EXTENDED LEASE WITH OVER 145 YEARS REMAINING and no Ground Rent.

Secure front access off Ham Parade with entryphone system.

Anglian double glazed windows installed in 2019 including sound reduction glazing to the front + double glazed balcony door installed in 2021. The vendor informs us there are 10 year warranties.

Gas central heating system with an efficient Worcester Greenstar condensing combi boiler.

Gas safety certificate valid up to 30th June 2024 and EICR electrical assessment carried out in 2022.

Kitchen/breakfast room with bench seat and drop down table, integral oven, gas hob and chimney hood. Spaces for washing machine, dishwasher and fridge freezer.

Moments from a choice of bus services to Richmond, Kingston and Norbiton stations.

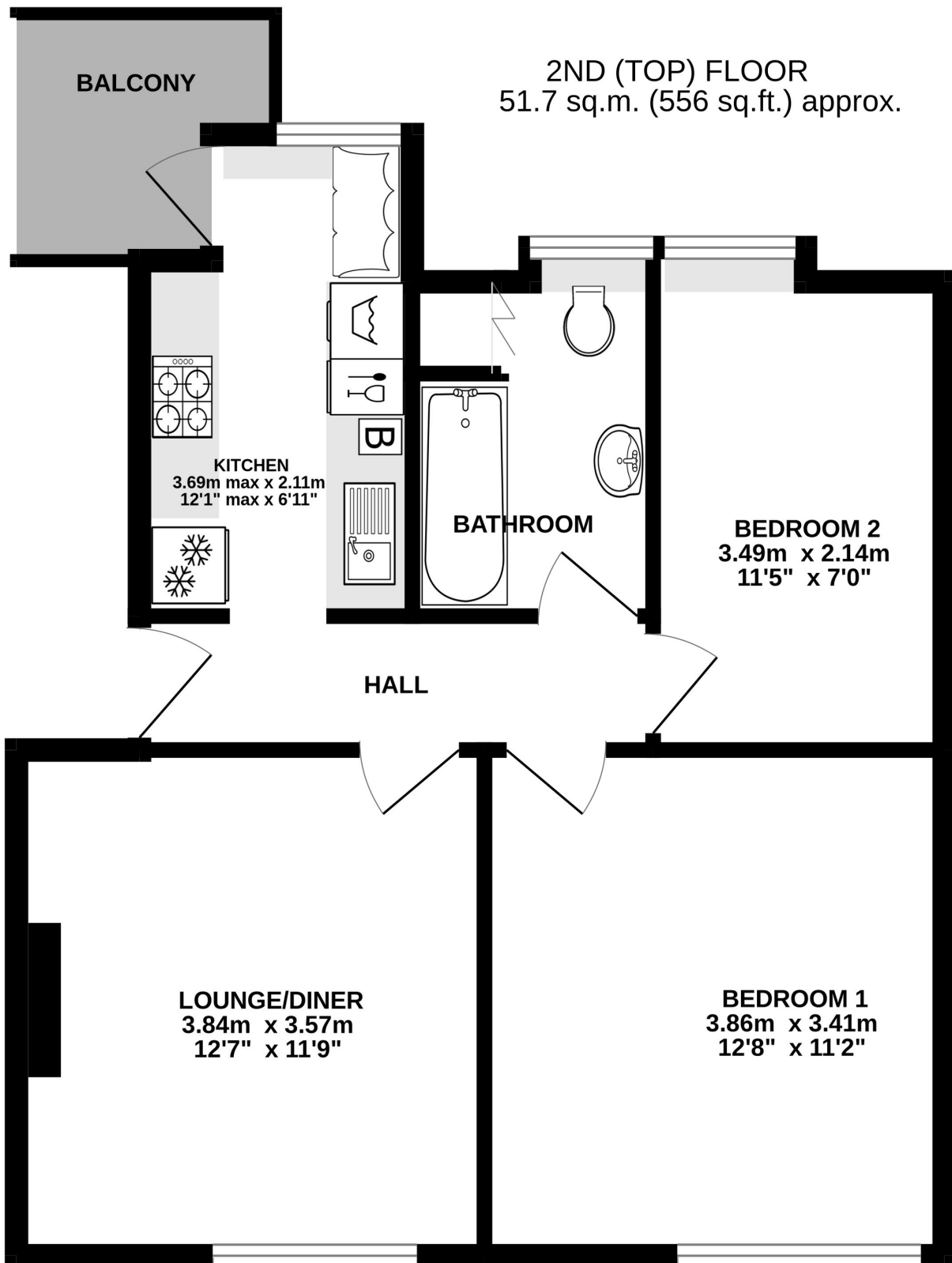
Near local shops and takeaways, bakery, dry cleaners, hairdressers, coffee shops and numerous other facilities.

Within reach of Richmond Park, the Hawker Centre Gym and the lovely North Kingston Riverside.

Within reach of Ofsted Outstanding Grey Court School, Kingston Academy and Fernhill School plus high achieving Tiffin Girls School.

020 8549 5099

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TOTAL FLOOR AREA : 51.7 sq.m. (556 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:

Locked entrance door at street level with entryphone system. Stairs up to top (2nd) floor and entrance door into the flat.

HALL: Access to all rooms.

LOUNGE/DINER: Abt: 12 ft 7 x 11 ft 9 (3.84m x 3.57m)

Double glazed window to front aspect, radiator, spotlights, coving.



KITCHEN/BREAKFAST: Abt: 12 ft 1 max x 6 ft 1 (3.69m max x 2.11m)

Fitted units at eye and base level, worktops, inbuilt oven and inset gas hob with fitted chimney hood over, inset sink unit, spaces for washing machine, fridge/freezer and slimline dishwasher.



To the rear of the kitchen/breakfast is a fitted bench seat designed to accommodate a fold up bike below, drop down table, wall light, double glazed window and a double glazed door out to

BALCONY:

(Shared with the other top floor flat opposite). Metal railings and horizon view towards Richmond Park.



BEDROOM 1: Abt 12 ft 8 max x 11 ft 2 (3.86m x 3.41m)

Radiator, double glazed window to front, coving.



BEDROOM 2: Abt 11 ft 5 x 7 ft (3.49m x 2.14m)

Radiator, double glazed window to rear aspect with shelf, coving.



BATHROOM:

Tile panel enclosed bath with shower and screen over, pedestal wash hand basin, WC, heated towel rail, tiled floor, bifold door to cupboard, frosted double glazed window.



COUNCIL TAX BAND: C (NB although the postal address and postcode is Kingston Upon Thames, the property is within the London Borough of Richmond Upon Thames)

ENERGY RATING BAND: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	67 D
39-54	E		
21-38	F		
1-20	G		

TENURE: Lease of 189 years (less 10 days) from 25 December 1984.

GROUND RENT: 'Peppercorn' (ie zero)

SERVICE CHARGE: We are advised that this is £2000 PA

PARKING ARRANGEMENTS: Rental parking for the flat in Bay No 7 for £8 pwk / £104 pqtr; there are still two parking spaces free across at the back if additional is needed.

ANNUAL CONTRIBUTION TO BLOCK BUILDINGS INSURANCE: £441.53 from 25/12/2023 to 24/12/2024.

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.

**MERVYN
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