

HAM, RICHMOND



£415,000 LEASEHOLD

MARANDA COURT, NEW ROAD, HAM, RICHMOND, TW10 7JA



A 2 BEDROOM PURPOSE BUILT GROUND FLOOR FLAT in a lovely location just off Ham Common with its own private entrance door and direct access to a SHARED REAR PATIO AND GARDEN.

Offered with vacant possession and NO ONWARD CHAIN

LONG LEASE of 999 YEARS from 1973 and a low ground rent.

SERVICE CHARGE from MAY 2024 to MAY 2025 already paid by outgoing owner.

Roomy kitchen with fitted units and integral oven, hob, fridge and freezer.

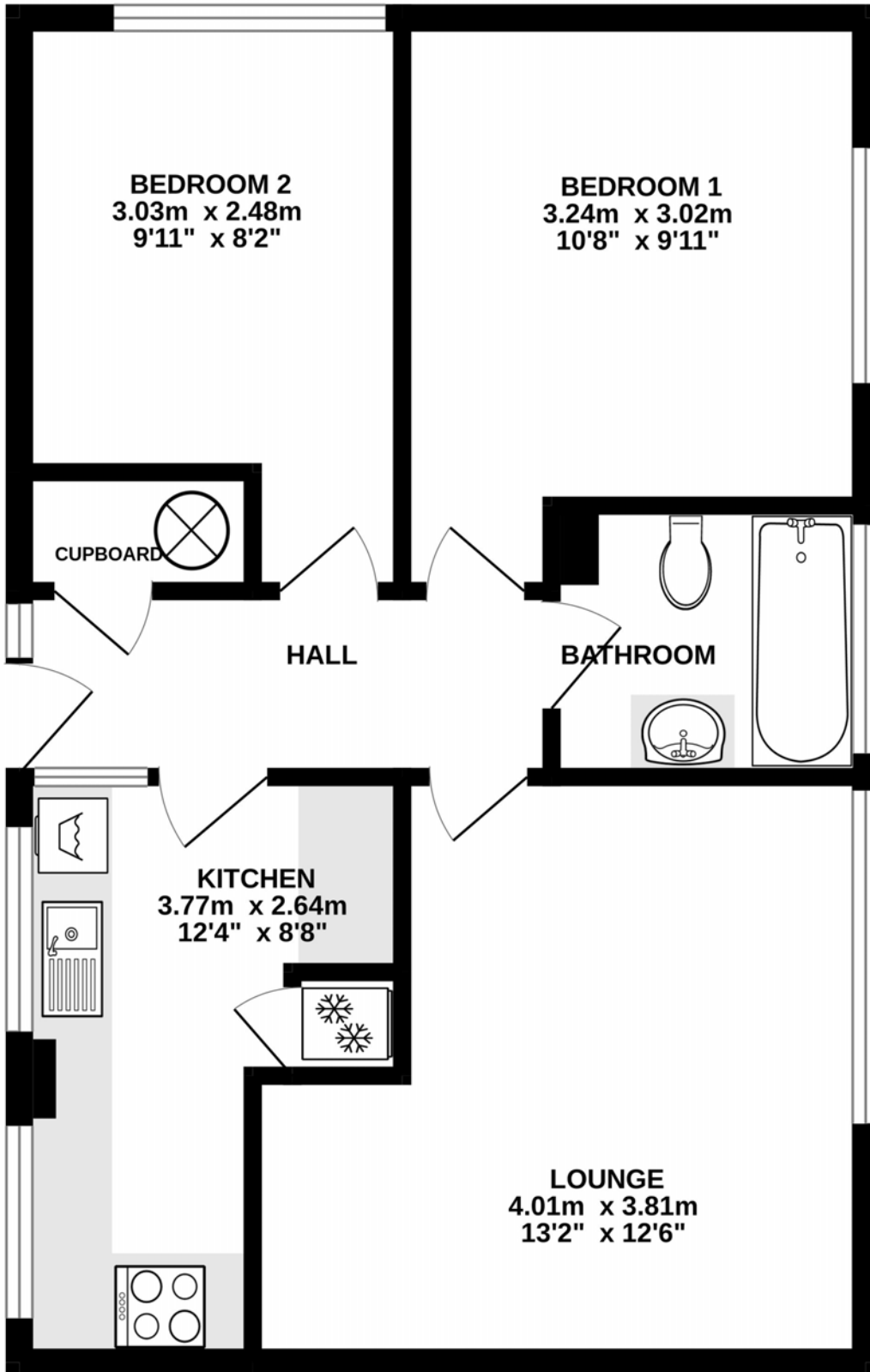
Attractive setting in one of the areas most picturesque roads directly off Ham Common with its traditional village pond, cricket pitch and pub.

Within reach of Ofsted 'Outstanding' Grey Court School and a choice of nearby nurseries and primaries.

0208 549 5099

www.mervynsmith.co.uk

GROUND FLOOR



TOTAL FLOOR AREA : 51.0 sq.m. (549 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 HALL

uPVC entrance door and window panel, cupboard with hot water store and shelf over, electric radiator.



LOUNGE: Abt 13 ft 2 x 12 ft 6 max (4.01m x 3.81m max)

Double glazed window to front, electric radiator.



KITCHEN: Abt 12 ft 4 x 8 ft 3 max (3.77m x 2.51m max)

Two double glazed windows overlooking patio and garden, units at eye and base level, worktops, tile splashbacks, inset one and half bowl sink unit, inset hob with chimney hood over, inbuilt oven, space for washing machine, integral fridge and freezer.



BATHROOM:

Part tiled walls, panel enclosed bath with electric shower and screen over, WC, wash hand basin with cabinet under, heated towel rail, frosted double glazed fanlight windows.



BEDROOM 1: Abt 10 ft 7 minimum x 9 ft 11 (3.22m min x 3.02m)

Electric radiator, double glazed window to front.



BEDROOM 2: Abt 9 ft 10 minimum x 8 ft 2 (3m min x 2.48m)

Electric radiator, double glazed window to side.



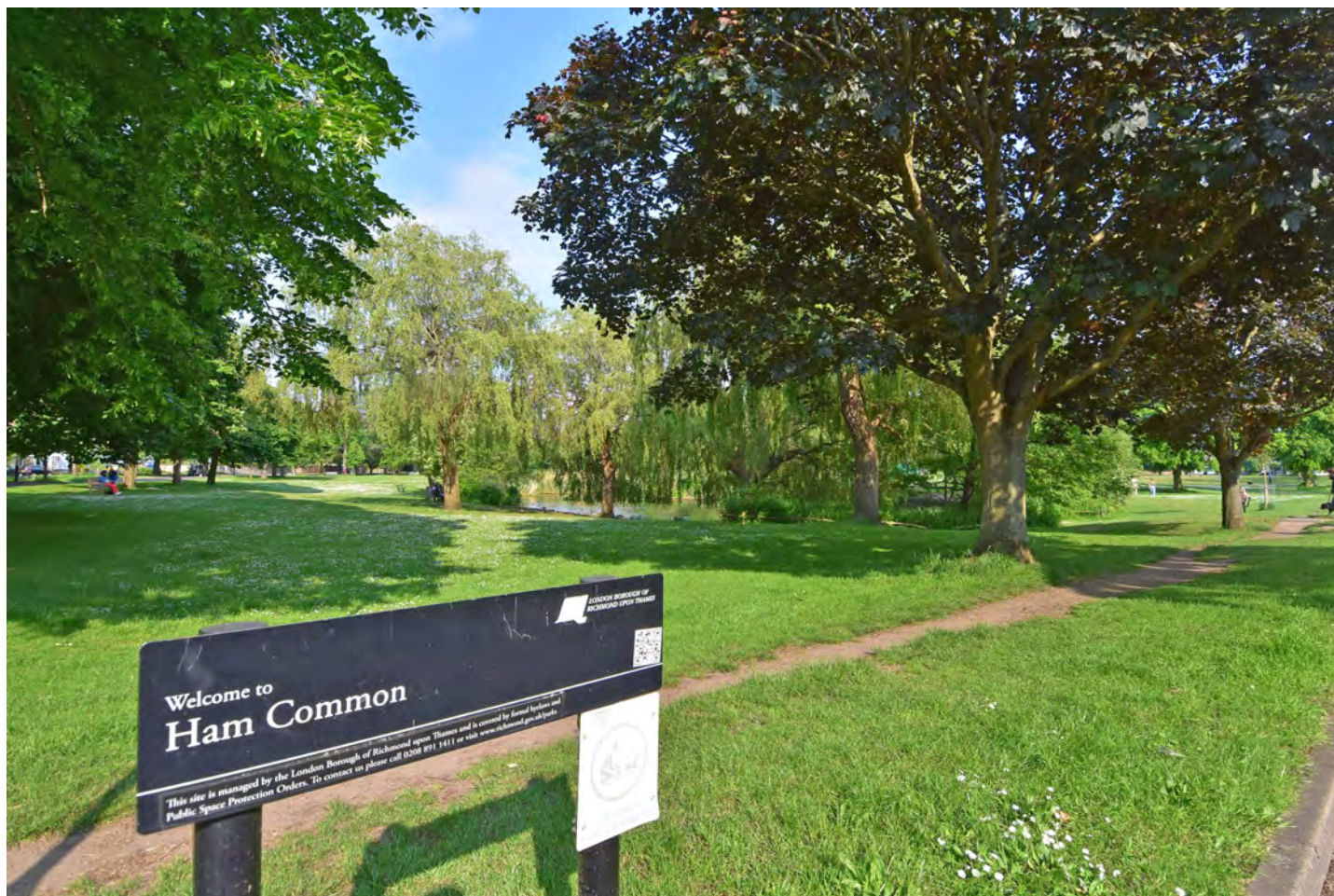
OUTSIDE :

REAR PATIO & GARDEN : (Shared by the 4 flats at Maranda Court)

Brickblock patio area, main lawned area with borders and gazebo.



The property is also within 200 metres of the open spaces of Ham Common with its picturesque Pond and village cricket pitch.





COUNCIL TAX: BAND D (RICHMOND UPON THAMES)

SERVICE CHARGE: May 2024 to May 2025 - £1600. This has already been paid by the outgoing owner.

ENERGY EFFICIENCY RATING : BAND D

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			

TENURE: 999 years from 24th June 1973

GROUND RENT: £10 pa

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 outgoing 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
SMITH**

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