



Beaufort Court, Beaufort Road, Ham, Richmond

£400,000

Beaufort Court, Beaufort Road

Ham, Richmond

- TWO DOUBLE BEDROOM PURPOSE BUILT GROUND FLOOR APARTMENT with access out to a secluded patio.
- NO ONWARD CHAIN!
- Bright DOUBLE ASPECT LOUNGE / DINING ROOM over 19 ft across : Inbuilt wardrobe cupboards off both bedrooms.
- Double glazing : Gas central heating system with an efficient Vaillant EcoTEC PRO condensing combi boiler : Entryphone system.
- Own exterior storage cupboard off the patio.
- Tiled bathroom and separate WC.
- Near Meadlands primary school and nursery and within reach of outstanding Grey Court School and the German School.
- Close to the K5 and 371 bus services. Within reach of shops at St Richards Square, ham parade and Teddington High Street via the footbridge at the Lock.
- Lovely location near the river, the open spaces of Ham Riverside Lands and the cycle/pedestrian route between Richmond Park and the bridge over the river at Teddington Lock.

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

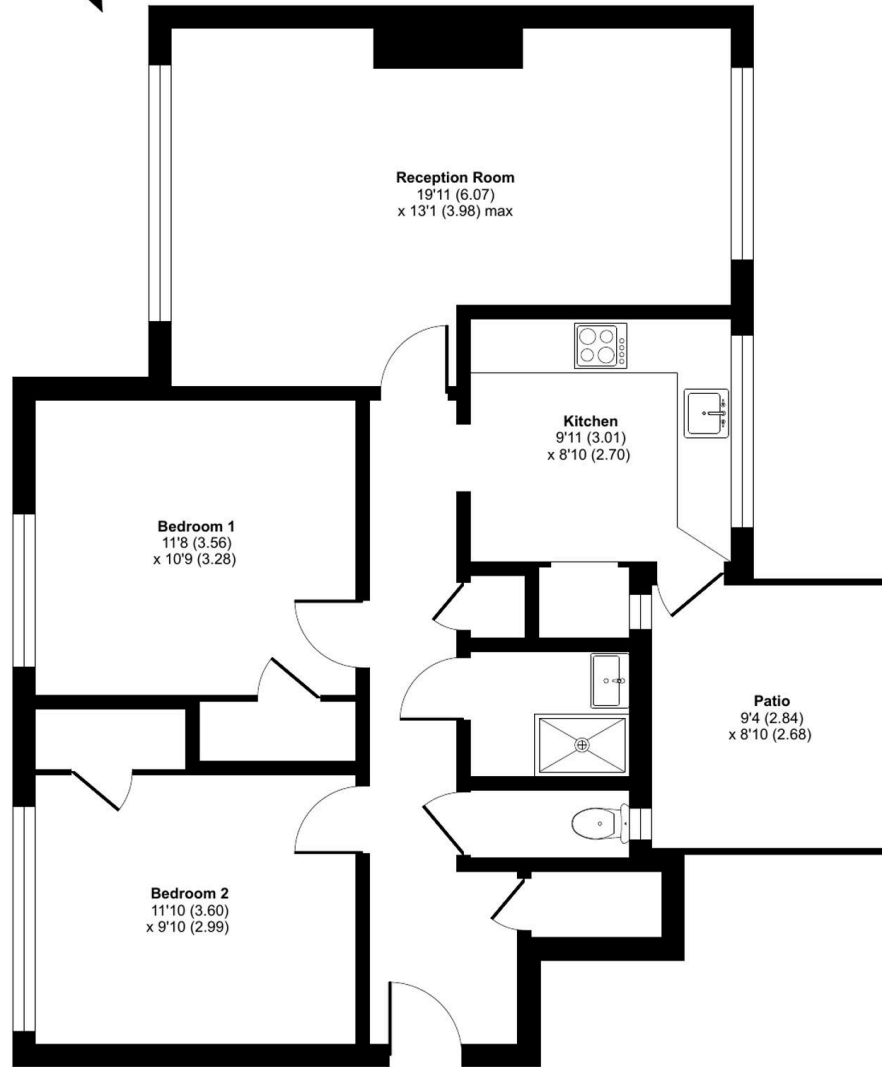
- Council Tax band: C



Beaufort Court, Beaufort Road, Richmond, TW10

Approximate Area = 793 sq ft / 73.6 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7chem 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1198140



14 Beaufort Court Beaufort Road

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The block has a front entrance with an entryphone system into a communal hall with an updated fire resistant entrance door into the flat. The long hallway has the entryphone handset, laminate flooring and storage cupboards including a deep cupboard housing a Vaillant ecoTEC PRO condensing combi boiler. There are two double bedrooms off the hall, both with laminate flooring, radiator, double glazed front window and door to in built wardrobe cupboard with hanging and shelving in addition to the given room dimensions. There is a tiled bathroom with wide shower enclosure shower, wash hand basin, heated towel rail and double glazed window plus a separate WC also with a double glazed window. The end of the hallway opens out into a bright double aspect lounge/dining room over 19 ft across with a feature tiled fireplace, two radiators, coving, laminate flooring and double glazed windows to either end. The kitchen breakfast room has units fitted at eye and base level, inset sink, inbuilt electric oven and inset gas hob, tiled walls, pantry cupboard recess and spaces for fridge and washing machine. The kitchen has a double glazed window and a door out to a secluded brickblocked patio with fence and hedge surround and a door to a private store cupboard. (Viewers are advised that although the store cupboard appears on the Title, technically the patio is not recorded although by default it has always been used solely by the residents of the flat.)

Beaufort Court enjoys a lovely location near the river, the open spaces of Ham Riverside Lands and the cycle/pedestrian route between Richmond Park and the bridge over the river at Teddington Lock. It is close to the 371 and K5 bus services and within reach of shops at St Richards Square and Ham Parade (and Teddington High Street via the cycle/footbridge over the Lock). The property is near Meadlands primary school and nursery and within reach of outstanding Grey Court School and the German School.



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