





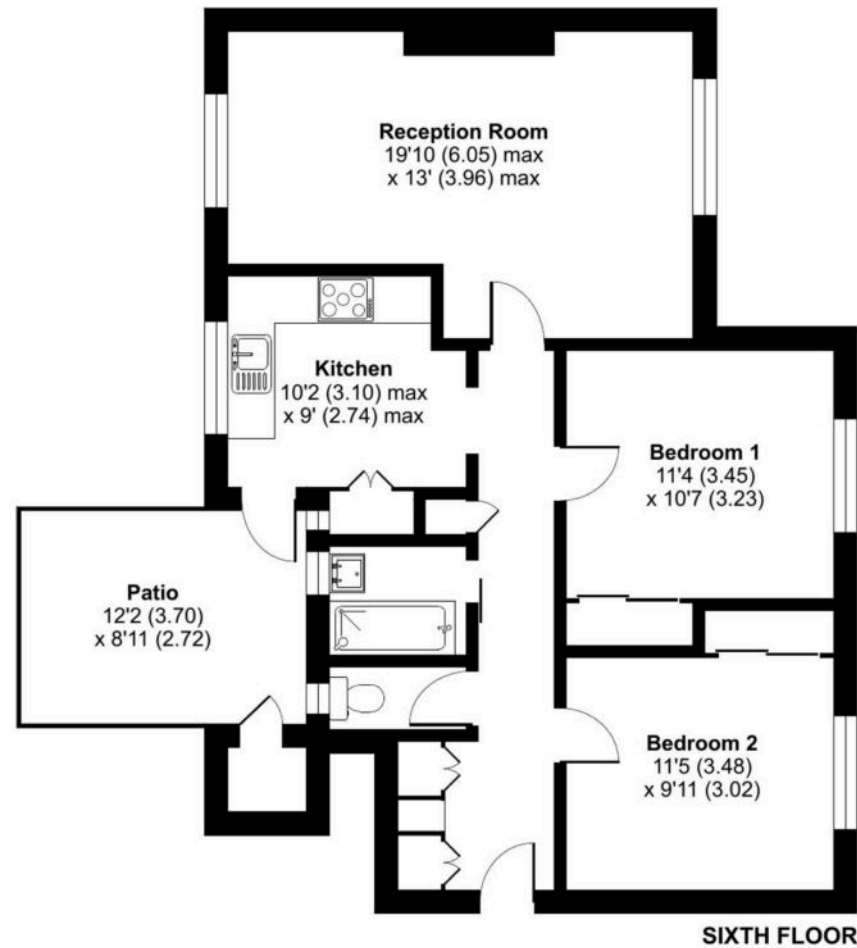
Beaufort Court

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT near the river with access out to a PATIO.
- VACANT POSSESSION and NO ONWARD CHAIN! - ready for a quick sale.
- BRIGHT & SPACIOUS DOUBLE ASPECT LOUNGE/DINING ROOM over 19 ft x 13 ft at max with feature fireplace.
- EPC BAND C : GAS CENTRAL HEATING SYSTEM with CONDENSING COMBI BOILER still under warranty. Just serviced + gas safety certificate. Double glazed windows. Cavity wall insulation!
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS, each with inbuilt wardrobes with sliding mirrored doors additional to the room dimensions.
- KITCHEN WITH PANTRY RECESS, fitted units and space for appliances.
- Tiled bathroom with BATH & SHOWER facilities and separate WC.
- On-street parking and secure ENTRYPHONE SYSTEM.
- The property requires some refurbishment to a new owners taste but has generous rooms and good storage.
- Attractive location near to riverside walks and the pedestrian/cycle bridge over the river at Teddington Lock. Within reach of GREY COURT SCHOOL, local shops and the 371 and K5 bus.

Beaufort Road, Richmond, TW10

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



Hall

Entrance door, laminate flooring, radiator, inbuilt store/meter cupboards and shelving, double doors to deep cloaks/store cupboard, further store cupboard half way along the hall, doors to all rooms.

Lounge/Diner

19' 10" x 13' 0" (6.05m x 3.96m)

Bright double aspect room with double glazed windows and radiators to each end, laminate flooring, tiled fireplace.

Bedroom 1

11' 4" x 10' 7" (3.45m x 3.23m)

Double glazed window, laminate flooring, radiator, sliding mirrored doors to inbuilt wardrobe cupboard in addition to room dimensions.

Bedroom 2

11' 5" x 9' 11" (3.48m x 3.03m)

Double glazed window, laminate flooring, radiator, sliding mirrored doors to inbuilt wardrobe cupboard in addition to room dimensions.

Kitchen

10' 2" x 9' 0" (3.10m x 2.74m)

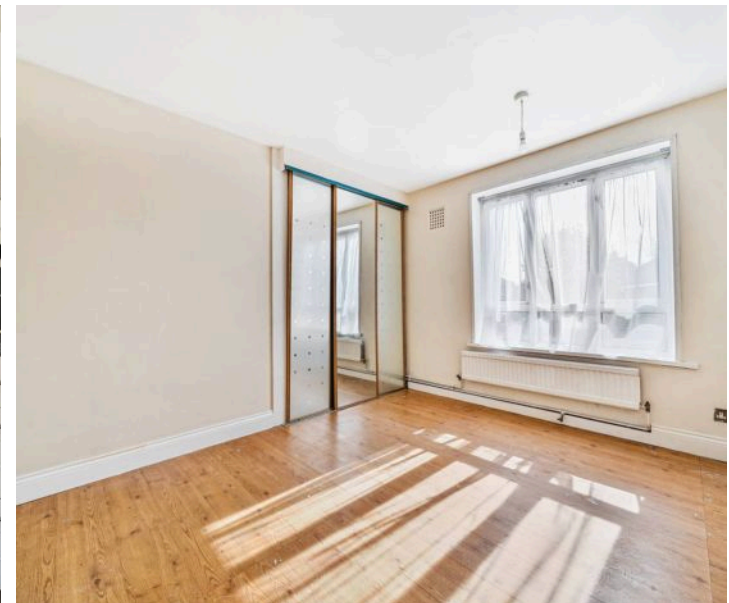
Units at eye and base level, worksurfaces, inset gas hob, inbuilt oven, recess with upright fridge/freezer, spaces for dishwasher and washing machine, wall mounted combi boiler, double glazed window, part glazed door out to patio.

Bathroom

Bath with shower over and shower screen, wash hand basin with cabinet under, tiled walls and floor, double glazed frosted window, heated towel rail.


Cloakroom

WC, tiled walls and floor, frosted double glazed window.





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	72	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Beaufort Court, Ham, Richmond, TW10

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C

SERVICE CHARGE : £110.75p per month

GROUND RENT : £10 per year

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