



Living  
made  
better

Sherborne Court  
Hampton, TW12 2JY



2



1



1



C

Guide Price £400,000

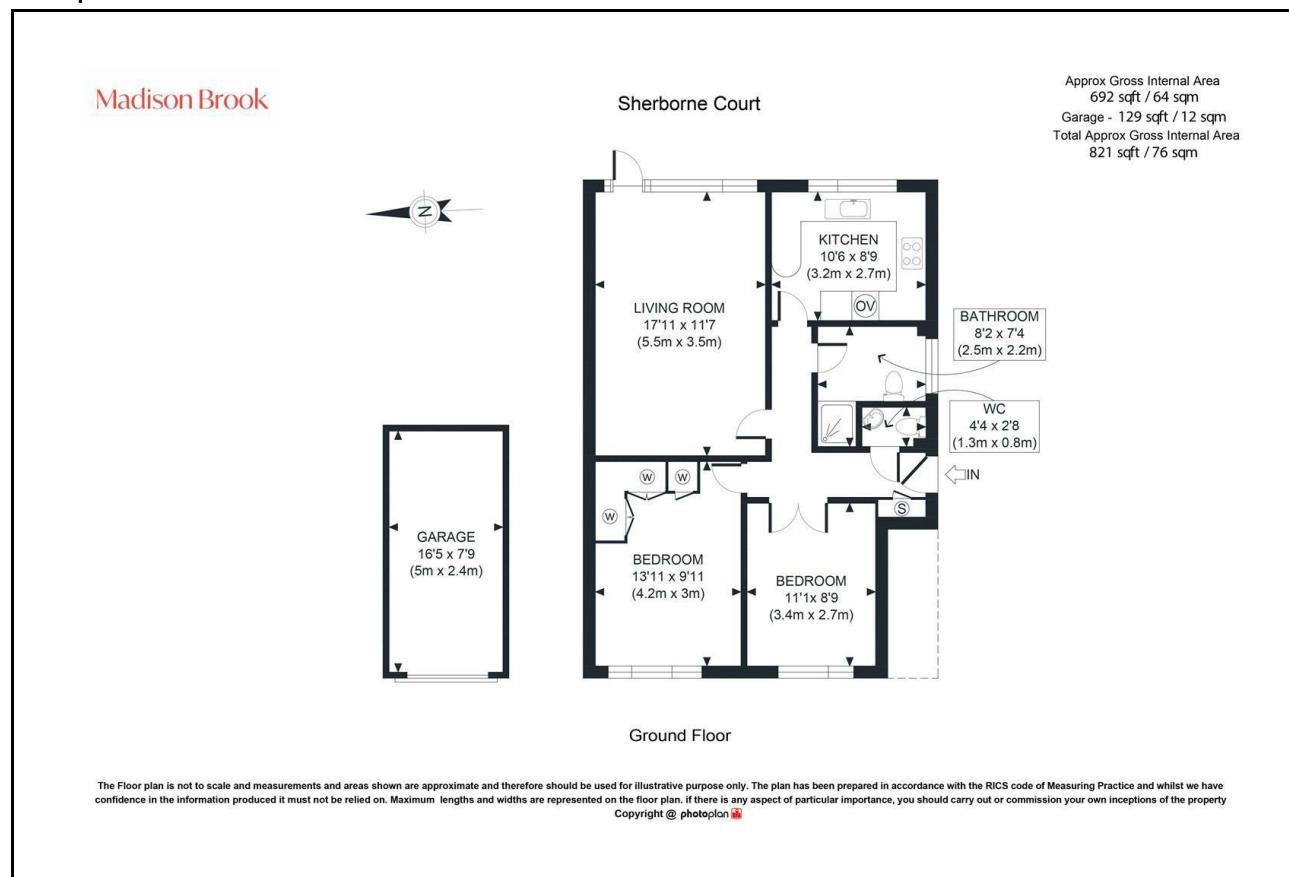
## Property Summary

A spacious two-bedroom ground-floor flat set within the popular Sherborne Court, offering access to attractive communal grounds and the benefit of a private garage. The property features a generous living room overlooking the communal gardens, a separate kitchen, two well-proportioned bedrooms, a bathroom and a separate WC. While the flat is in good condition, it offers excellent scope for cosmetic improvement.

Ideally located in the heart of Hampton Village, the property is close to local shops, cafés, Waitrose, parks and well-regarded schools. Hampton train station and excellent bus routes are also within easy reach.

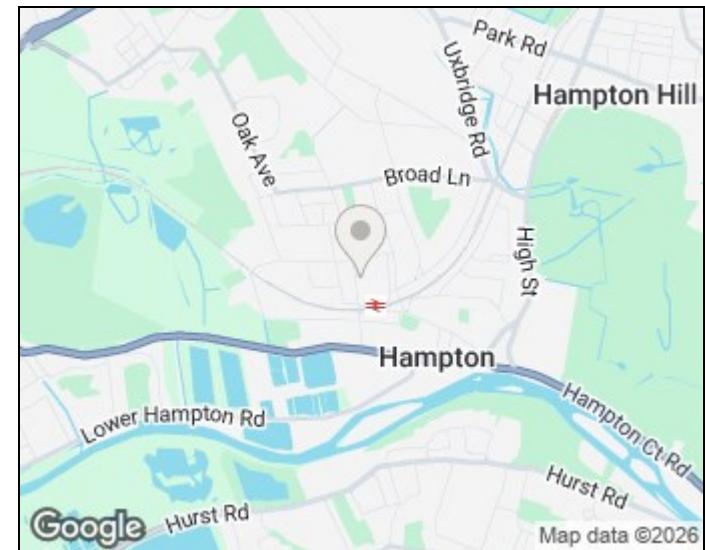
Service charge: £2,261.88 pa | Ground rent: £0 pa | Lease: 940 years remaining

## Floorplan

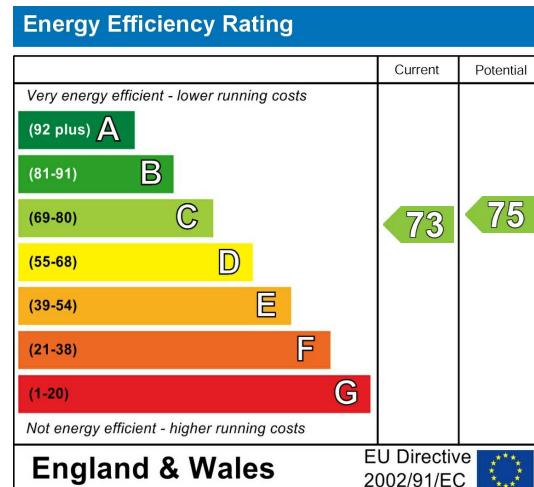


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph



**103 High Street, Hampton Hill, Hampton, TW12 1NJ**  
**Tel: 020 3946 6700 Email:**  
**hamptonhill@madisonbrook.com**  
**<https://madisonbrook.com/>**