



Cave Road, Richmond, TW10

Approximate Area = 797 sq ft / 74.0 sq m

For identification only - Not to scale

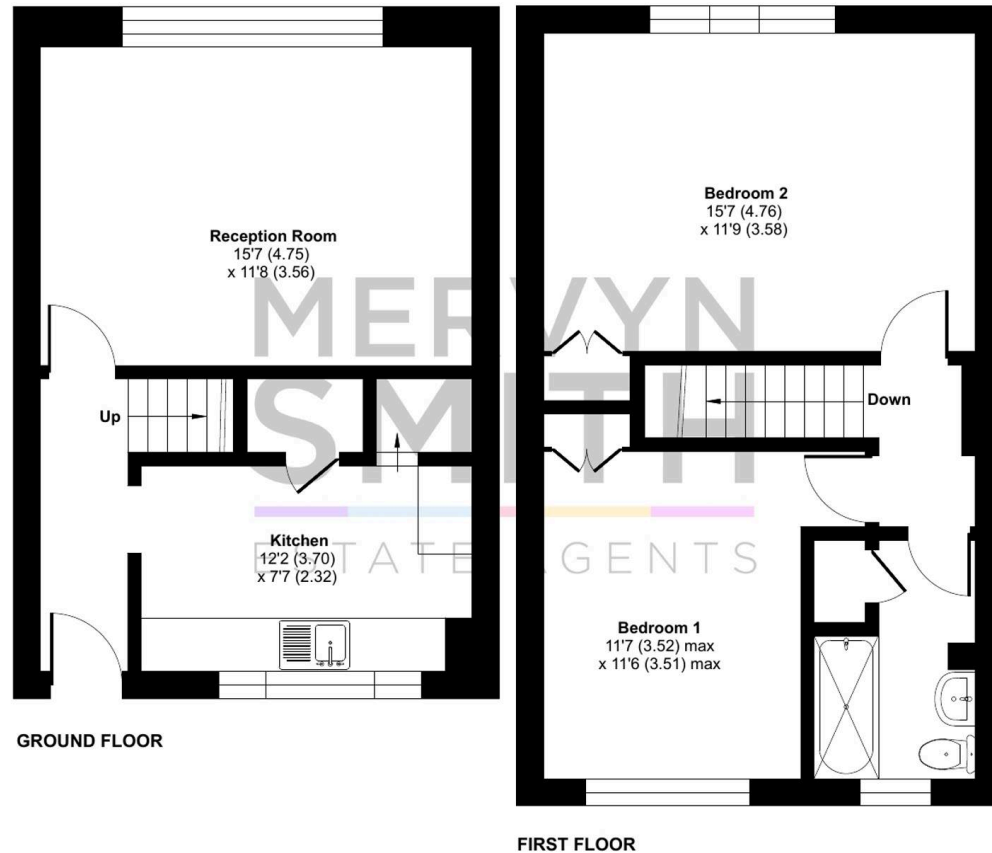


- Roomy TWO DOUBLE BEDROOM DUPLEX APARTMENT over the ground and 1st floors with direct access to an enclosed shared garden.
- EPC RATING BAND C : Gas central heating system with a modern condensing combi boiler : All double glazed windows.
- Electrical installation upgraded in 2024 with new compliant metal box consumer unit.
- Kitchen/ breakfast room with fitted units and gas cooker, fridge freezer and washer dryer all included. Space for table and chairs.
- Inbuilt wardrobe cupboards off both bedrooms : Bathroom with white suite, deep store cupboard, part tiled walls and heated towel rail.
- Residents car park.
- Exterior private store locker long enough for bicycles just by the main door.
- Lovely location just off Ham Riverside Lands and next to the cycle/pedestrian path from Richmond Park to the bridge over the river at nearby Teddington Lock.
- Within reach of Grey Court and Teddington Schools plus a choice of nurseries and primaries.
- Close to buses and local shops including a Tesco Express, Post Office, pharmacy, takeaways and Swiss Bakery.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



GROUND FLOOR

FIRST FLOOR

FIRST FLOOR



Communal Entrance Hall

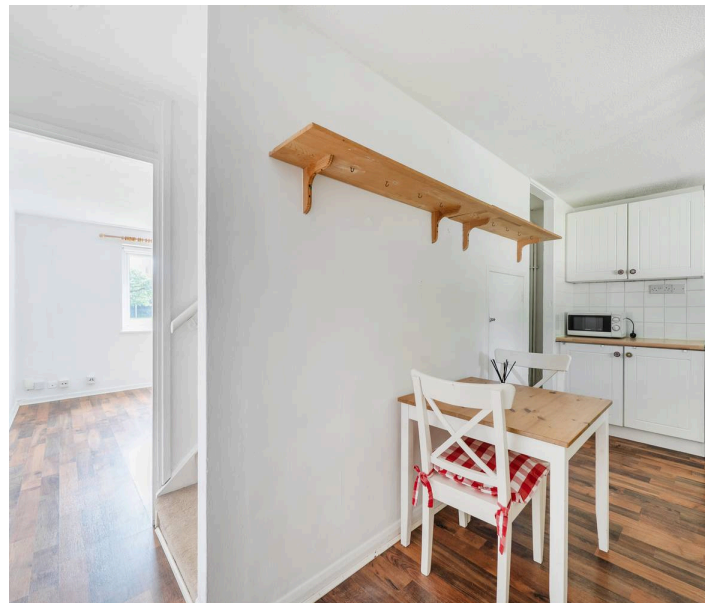
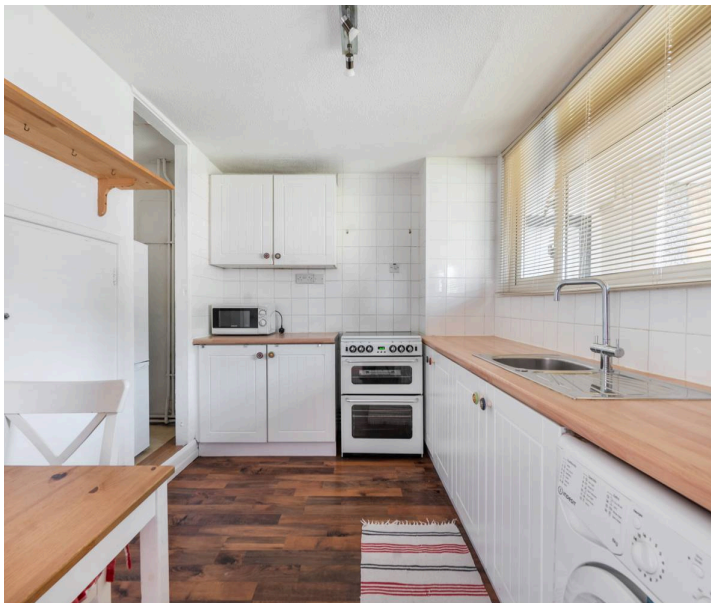
Secure main entrance with entryphone system into hall with further secure door through to the garden and flat.

Hall

Entrance door, laminate floor, radiator, entryphone keypad.

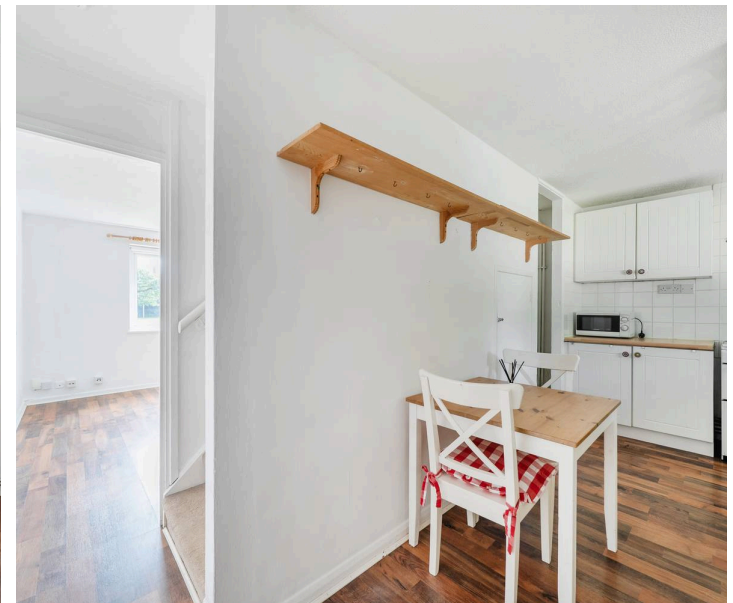
Kitchen/Breakfast Room

Double glazed window to front aspect, units fitted at eye and base level, worktops and white tile splashbacks, inset stainless steel sink unit, gas cooker, washing machine, recess space for fridge/freezer, door to understair storage cupboard, wall mounted condensing combi boiler.



Lounge/Diner

Radiator, laminate floor, double glazed window, TV and cable connections.





Stairs and 1st floor Landing

Staircase from hall to 1st floor landing.

Bedroom 1

Double doors to inbuilt wardrobe cupboard in addition to given room dimensions, double glazed window, radiator, fitted shelving.

Bedroom 2

Double doors to inbuilt wardrobe cupboard in addition to given room dimensions, double glazed window, radiator.

Bathroom

Panel enclosed bath with white tile surround, shower mixer and screen, wash hand basin, WC, frosted double glazed window, door to deep store/airing cupboard, heated towel rail, frosted double glazed window.



Exterior Private Store Locker

Private Store Locker long enough for bicycles just by the main entrance.

Communal Garden

Shared garden directly outside the front entrance door of the flat. Enclosed by fencing with lawn and borders.

Off street parking

Residents car park at the front of the main entrance.

These property particulars are provided as a general guide and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition, permitted use or occupation, and other details are believed to be correct at the time of publication but have not been verified. Prospective buyers should not rely on these details as statements of fact and must satisfy themselves, by inspection or otherwise, as to their accuracy.

Dimensions are approximate and should not be relied upon for installing floor coverings, appliances, or furniture. Services, systems, appliances, and fittings (if any) have not been tested by Mervyn Smith & Co, and no warranty is given as to their condition or functionality.

Information provided regarding service charges, ground rents, or other outgoings is based on details supplied to us but has not been verified by inspection of accounts or legal documents. Buyers must instruct their solicitors to verify all such matters prior to exchange of contracts.

Many properties built before the 1990s may contain materials such as asbestos. Buyers concerned about this should seek specialist advice.







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