MERVYN SMITH
SALES & LETTINGS

Flat 12, Meadowview Ashburnham Road, Richmond

£450,000

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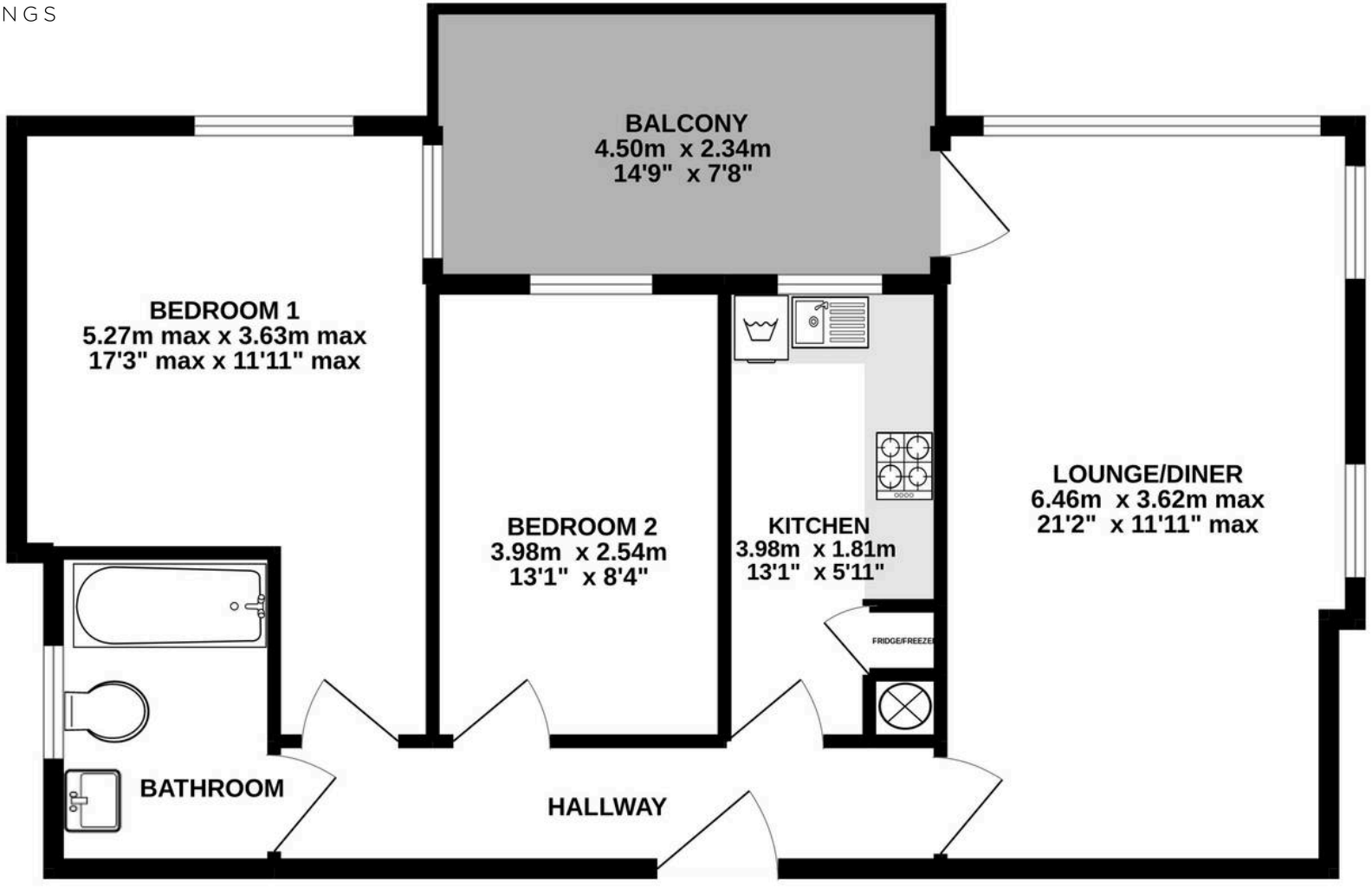
TOP (2ND) FLOOR
67.9 sq.m. (731 sq.ft.) approx.



TOTAL FLOOR AREA : 67.9 sq.m. (731 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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- Bright two double bedroom top floor apartment
- 14 ft south-westerly private balcony
- Views towards Ham Riverside Lands
- Share of freehold with in-house management
- Dedicated parking space
- 21 ft triple-aspect reception and dining room
- Double-aspect principal bedroom with wardrobes
- Fitted kitchen with appliances included
- Shared courtyard garden
- Vacant possession and no onward chain
- Council Tax band: D

EPC Energy Efficiency Rating: D

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50 YEARS OF SERVICE

Entrance
GROUND FLOOR ENTRANCE HALL Double glazed front door with entryphone into hall with meter cupboards, postboxes for each flat, rear glazed door out to the Car Park. Stairs up to to the 2nd floor. Door into inner hall with entrance door to apartment.

Hall
Entryphone handset, coving, doors to all rooms.

Lounge/Dining Room
21' 2" x 11' 11" (6.46m x 3.62m)
Bright and spacious triple aspect room with double glazed windows to side and to rear aspects plus glazed door to 14 ft private BALCONY. The rear views look towards Ham Riverside Lands.

Kitchen
13' 1" x 5' 11" (3.98m x 1.81m)
Fitted units at eye and base level, worksurfaces, white tile splashbacks, inset stainless steel sink unit, inset electric hob with extractor over, inbuilt oven, inbuilt fridge/freezer, washer/dryer, dimplex heater, coving, door to cupboard housing hot water cylinder with storage over.

Bedroom 1
17' 3" x 11' 11" (5.27m x 3.63m)
Double aspect room with two double glazed windows to rear and side aspects, wardrobes with sliding mirrored doors, dimplex heater, coving.

Bedroom 2
13' 1" x 8' 4" (3.98m x 2.54m)
Double glazed window overlooking balcony, dimplex heater, coving.

Bathroom
Panel enclosed bath with shower mixer, aril and curtain, pedestal wash hand basin, WC, extractor, multi rail heated towel rail, frosted double glazed window.

BALCONY

14′ 9″ x 7′ 8″ (4.5m x 2.34m)

Timber decking and wrought iron railings. Double glazed door off the lounge/diner.

COMMUNAL GARDEN

Delightful fenced communal courtyard garden with opportunities for planting and storage.

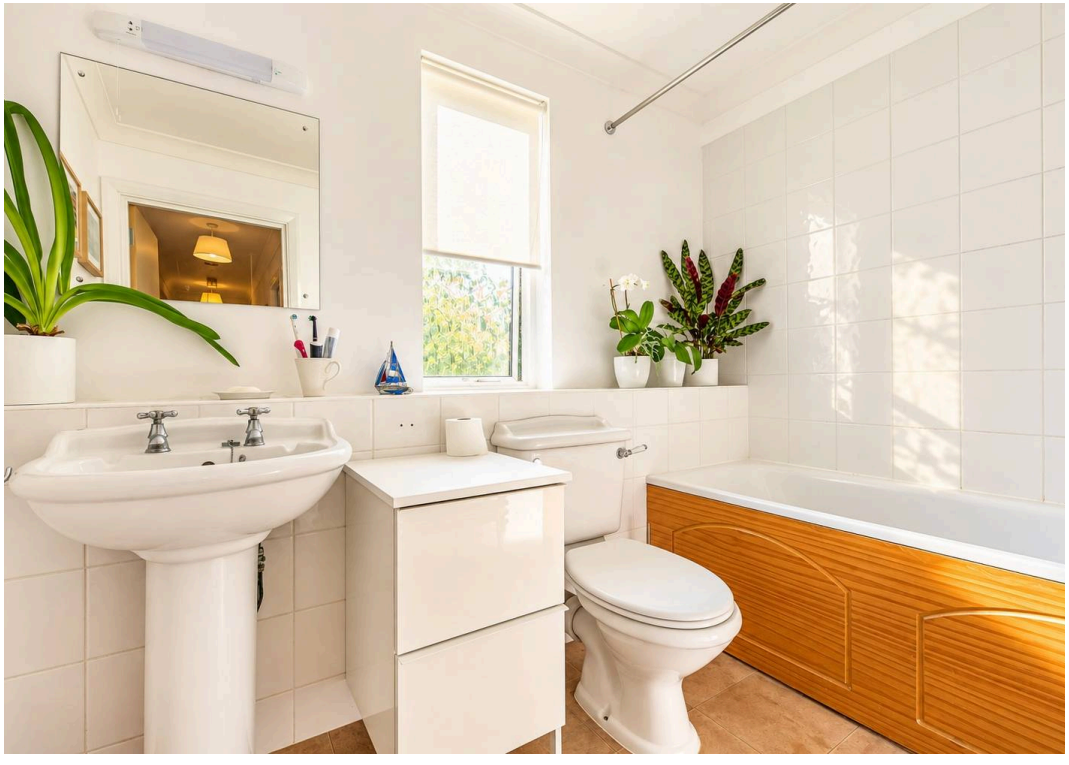
ALLOCATED PARKING

1 Parking Space

Rear car park which is part of the shared freehold and has numbered parking spaces.

MERVYN SMITH
ESTABLISHED 1975

MEADOWVIEW



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