

£520,000 : LEASEHOLD

MARINER GARDENS, HAM, RICHMOND UPON THAMES, TW10 7UU



A Refurbished TWO DOUBLE BEDROOM purpose built GROUND FLOOR MAISONETTE with its OWN PRIVATE REAR GARDEN over 40 ft x 30ft (over 12m x 10m) and a RECENTLY EXTENDED LEASE.

Private entrance porch.

Double aspect lounge area and a dining area with patio doors to garden.

Kitchen with inbuilt fridge freezer, oven and Smeg hob.

Inbuilt wardrobe cupboard to the front bedroom.

Double glazed throughout : Gas central heating system with a condensing boiler : EPC RATING BAND C. Kahrs engineered wood flooring.

Attractively located in a leafy residential crescent with off street parking bays.

Moments from buses to Richmond and Kingston and local shops at St Richards Square including a Tesco Express, Post Office, pharmacy and Swiss bakery.

Close to a choice of primary schools and a nursery. Within reach of Ofsted outstanding Grey Court School.

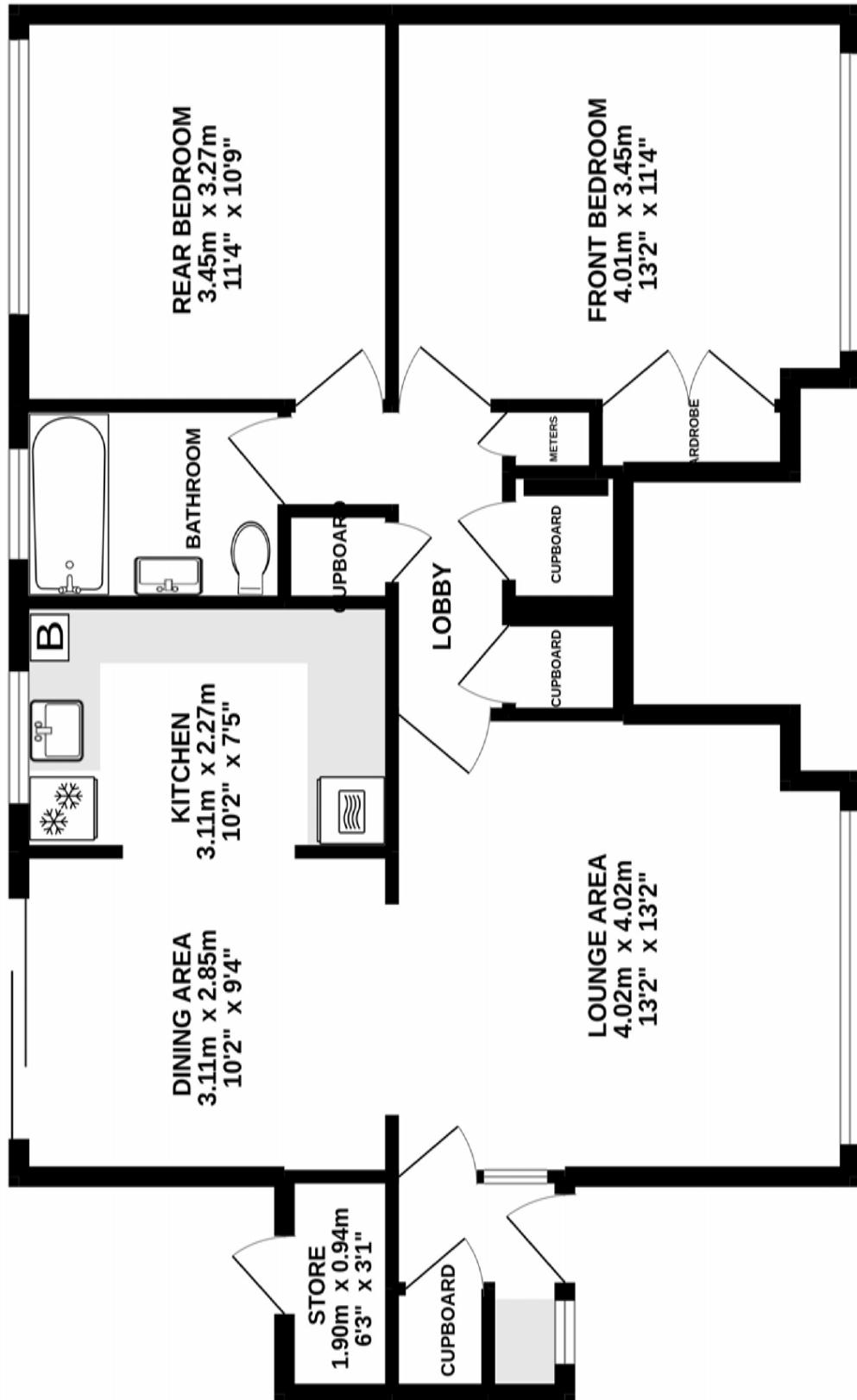


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www.mervynsmith.com

GROUND FLOOR
73.2 sq.m. (788 sq.ft.) approx.



TOTAL FLOOR AREA : 73.2 sq.m. (788 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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ENTRANCE PORCH:

Entrance door leading through to ...

ENTRANCE LOBBY:

Double glazed window to front, engineered wood floor, display shelf, door to cloaks cupboard, door through to ...

DOUBLE ASPECT LOUNGE: Abt 13ft 2 max x 13ft 2 (4.02m max x 4.02m)

Double glazed window to front aspect, vertical and horizontal radiators, engineered wood floor, archway through to dining area.



DINING AREA: Abt 10ft 2 x 9ft 4 (3.11m x 2.85m)

Double glazed patio doors to garden, vertical radiator, engineered wood floor, arch to kitchen.

**KITCHEN: Abt 10ft 2 max x 7ft 5 (3.11m max x 2.27m)**

Units fitted at eye and base level with worktops and inset sink unit. Integral fridge and freezer, inset SMEG hob, inbuilt oven, additional inbuilt microwave oven, engineered wood flooring, cupboard housing boiler, double glazed window to rear garden aspect.



Door from lounge to

INNER LOBBY:

Three storage cupboards. Additional meter/storage cupboard. Doors to bedrooms and bathroom.

FRONT BEDROOM ONE: Abt 13 ft 2 max x 11 ft 4 (4.01m max x 3.45m)

Double glazed front aspect window, double doors to inbuilt wardrobe cupboard in addition to given room dimensions, vertical radiator, engineered wood flooring.



REAR BEDROOM TWO: Abt 11 ft 5 x 10 ft 9 (3.45m x 3.27m)

Double glazed rear aspect window overlooking garden, engineered wood flooring, radiator.



BATHROOM:

Panel enclosed bath with shower and screen over, wash hand basin with cabinet under, WC, heated towel rail, double glazed frosted window.



OUTSIDE:

FRONTAGE:

Path to entrance porch with planted border, planted and lawned areas to the front of the lounge and front bedroom.

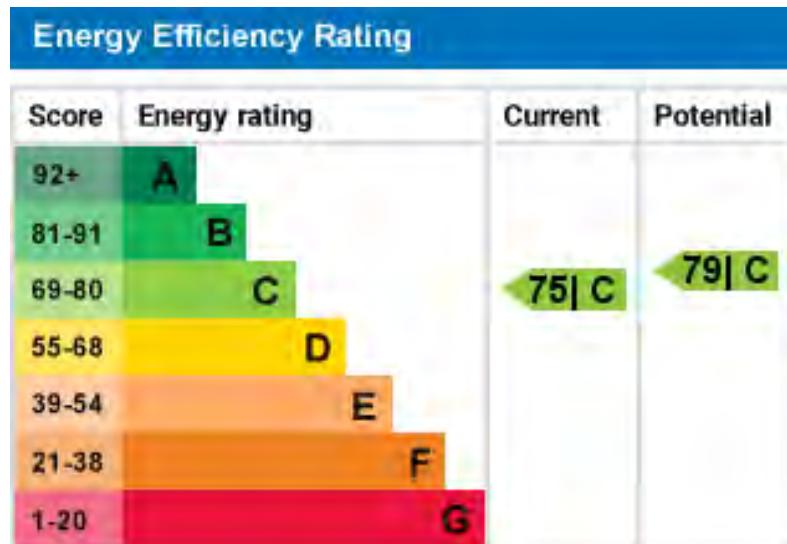


REAR GARDEN: Abt 41 ft x 34 ft (abt. 12.5m x 10.5m)

Shingled, planted, grassed and paved areas. Side area with door to
BRICK STORE SHED Abt 5 ft 6 x 3 ft '2 (abt. 1.70m x 0.92m)



ENERGY EFFICIENCY RATING - BAND C



COUNCIL TAX BAND - BAND D

LEASE: 125 years from 27th August 2020

GROUND RENT: £400pa

MAINTENANCE: There is a contribution to the block building insurance policy, currently £497 pa.
There is no other service charge for this property.

REF: 2475

All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition.

We have been advised by the vendor regarding the outgoings but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact rights and obligations prior to any legal commitment to purchase.

DISCLAIMER:

Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.



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