

**HAM/NORTH KINGSTON**

**MERVYN  
SMITH**  
estate agents and valuers

**£295,000 : LEASEHOLD**

**CRANMER COURT, HAM PARADE, RICHMOND ROAD, KINGSTON, KT2 5PY**



**Competitively priced and freshly decorated 2 BEDROOM 1930s Purpose Built Top (2nd) Floor Apartment with its own private entrance door to the rear.**

OFFERED WITH THE ADVANTAGES OF **VACANT POSSESSION** and **NO ONWARD CHAIN**.

Bright reception room overlooking a green to the front. : Tiled bathroom with white suite.

Kitchen/Breakfast Room with fitted units, inset oven and gas hob, and space for breakfast table and chairs.

***EPC RATING BAND C. Double glazing : Gas central heating system with a Vaillant combi boiler.***

Conveniently close to a range of shops and facilities including food stores, Greggs, Costa, laundrettes, dry cleaners, hairdressers and many other amenities just moments away. Close to a choice of bus services including the 24 hour 65 service. Within reach of the Hawker Centre Gym, Tiffin Girls School, the Kingston Academy and Fernhill School, the open spaces of Ham Common and the picturesque North Kingston riverside.



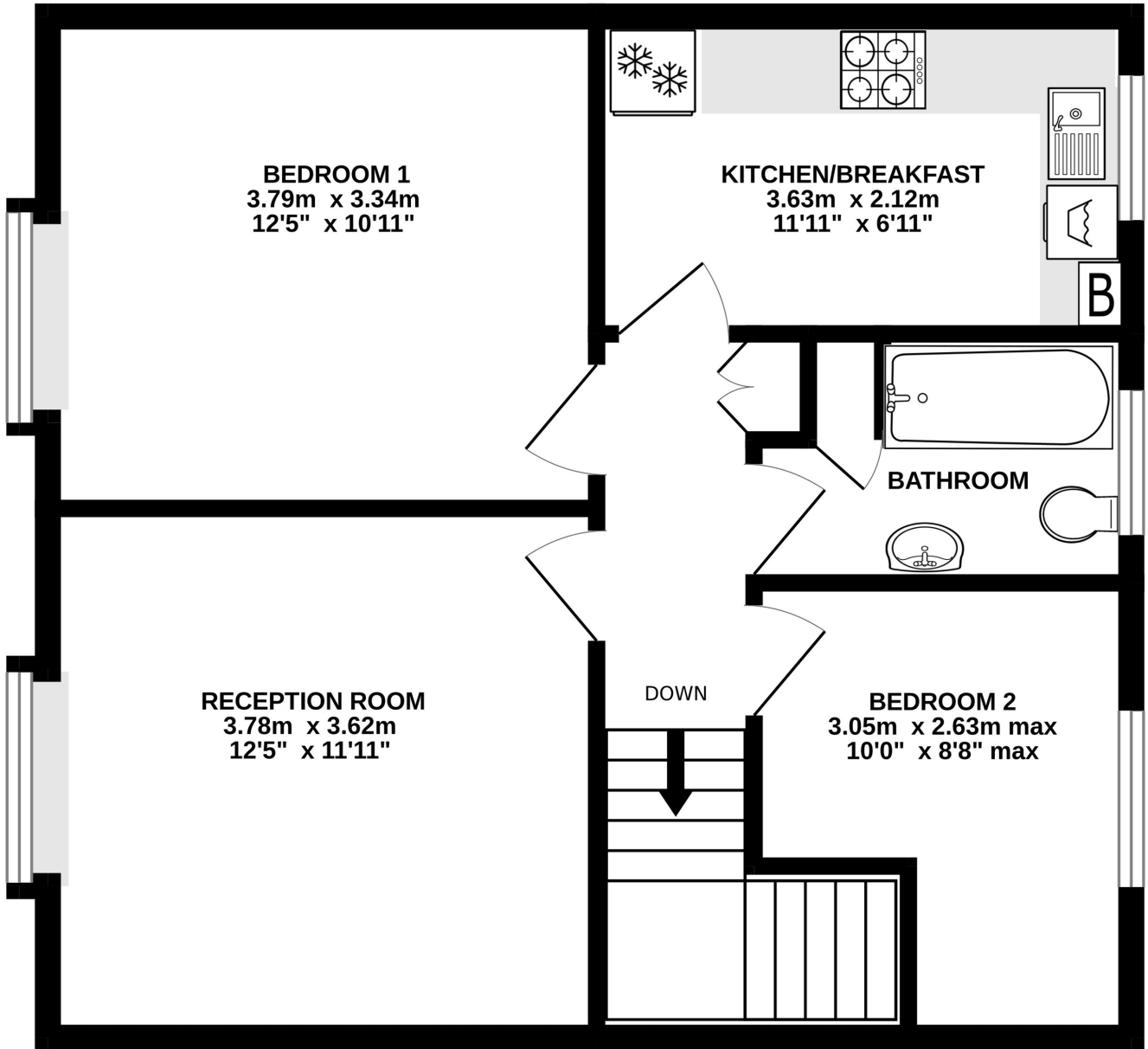
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# FLOOR PLAN

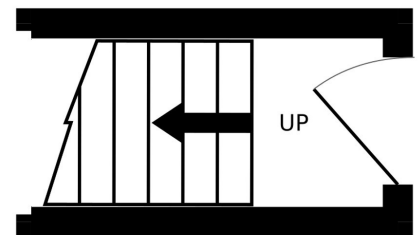
MAIN (TOP) FLOOR  
53.4 sq.m. (574 sq.ft.) approx.



TOTAL FLOOR AREA : 56.0 sq.m. (602 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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1ST FLOOR ENTRANCE  
2.6 sq.m. (28 sq.ft.) approx.

## **ENTRANCE**

Stairs at rear of block up to outer 1st floor landing with private entrance door into the flat.

## **STAIRS AND LANDING:**

Stairs up to the top floor landing with double doors to cupboard, doors to all rooms.

## **RECEPTION ROOM: Abt. 12 ft 5 x 11 ft 11 (3.78m x 3.62m)**

Leaded style double glazed window to front aspect, radiator, picture rail.



## **KITCHEN/BREAKFAST Abt.: 11ft 11 x 6 ft 11 (3.63m x 2.12m)**

Units at eye and base level, worktops, tile splashbacks, inset sink unit, inset gas hob, inbuilt oven, spaces for fridge/freezer and washing machine, laminate floor, radiator, cupboard housing Vaillant combi boiler, space for breakfast table and chairs, double glazed rear window.



**BEDROOM 1: Abt.: 12 ft 5 x 10 ft 11 (3.79m x 3.34m)**

Leaded style double glazed window to front aspect, radiator.



**BED-**

**ROOM 2: L Shaped abt.: 10 ft x 8 ft 8 max (3.05m x 2.63m max)**

Double glazed window to rear aspect, radiator.



## **BATHROOM:**

Panel enclosed bath with shower mixer, screen and rail, pedestal wash hand basin, WC, tiled walls, door to cupboard, frosted double glazed window, radiator.



**LEASE:** 125 years from 29th September 1995

**GROUND RENT:** Peppercorn

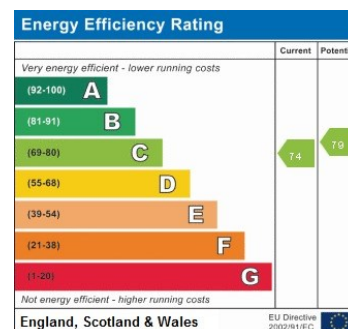
**PARKING:** Parking for one car to the rear. Please note the spaces are not allocated and are available on a first come first served basis. They are the LCP spaces without a number.

**SERVICE CHARGE:** £610.48 pa (£152.62 collected quarterly)

**CONTRIBUTION TO BUILDING INSURANCE:** £338 pa

**COUNCIL TAX BAND:** C (NB. Although the property has a Kingston postcode, the local authority is London Borough of Richmond Upon Thames).

**ENERGY RATING BAND:** C



## **Ref: 2500**

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. 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 outgoing 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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