



7 Abbots Mead, Craig Road, Ham, Richmond, TW10 7LU

£465,000

7 Abbots Mead, Craig Road

Ham, Richmond

Smartly refurbished SHARED FREEHOLD Upper Floor 2 Bedroom Apartment in private block with own GARAGE to rear. Elegant wood flooring, refurbished kitchen and bathroom, lounge/dining room with bow window, inbuilt wardrobes both bedrooms, double glazed, VACANT/NO CHAIN!

Council Tax band: D

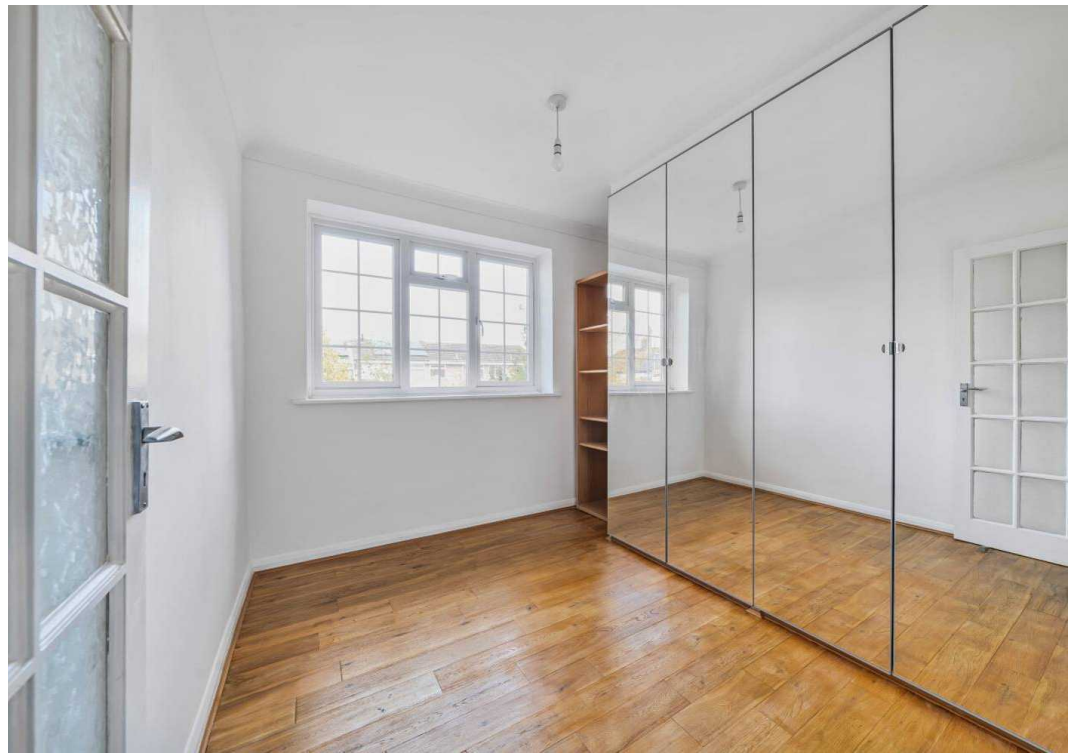
Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

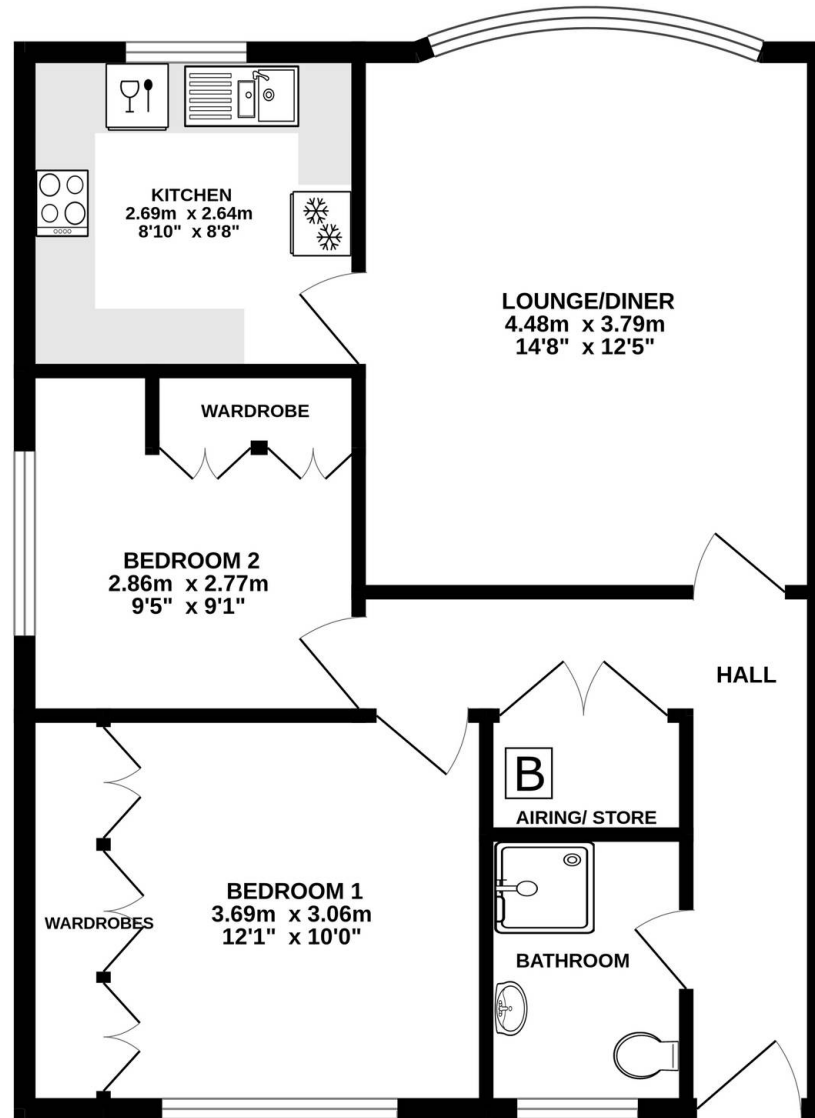
The flat is entered via double doors into a communal hall with stairs up to the bright 1st floor landing with balustrade and windows to each side. The flat has a Georgian style front door with carriage lamp to the side.

Within reach of local shops including a Tesco Express, pharmacy, Swiss bakery & Post Office, with further shops on Ham Parade. The apartment is near bus stops to Richmond and Kingston via the 371 service, whilst the 24-hour 65 bus and the open spaces of Ham Common can be accessed quickly via a pedestrian/cycle path at the end of nearby Mornington Walk. The property is within reach of a choice of primary schools & nurseries, plus Ofsted 'Outstanding' Grey Court School.





GROUND FLOOR
58.4 sq.m. (629 sq.ft.) approx.



TOTAL FLOOR AREA : 58.4 sq.m. (629 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.
Made with MetroPix ©2024

7 Abbots Mead Craig Road

L SHAPED HALL:

Wood flooring, double doors to airing/store cupboard with warm air heating unit, hatch to loft.

LOUNGE/DINING ROOM: Abt. 14 ft 8 x 12 ft 3 (4.48 x 3.79)

Double glazed Georgian style bow window to rear aspect with display shelf, phone and TV points, wood flooring, egg and dart cornice, glazed door to side into kitchen.

KITCHEN: Abt. 8 ft 10 x 8 ft 8 (2.69m x 2.64m)

Fitted units at eye and base level, worktops and upstands, splashbacks, inset sink unit, inset induction hob with fitted hood over, integral Bosch slimline dishwasher, fridge/freezer and space for washing machine, double glazed window to rear aspect.

BEDROOM ONE: Abt. 12 ft x 10 ft max (3.67m x 3.06m max)

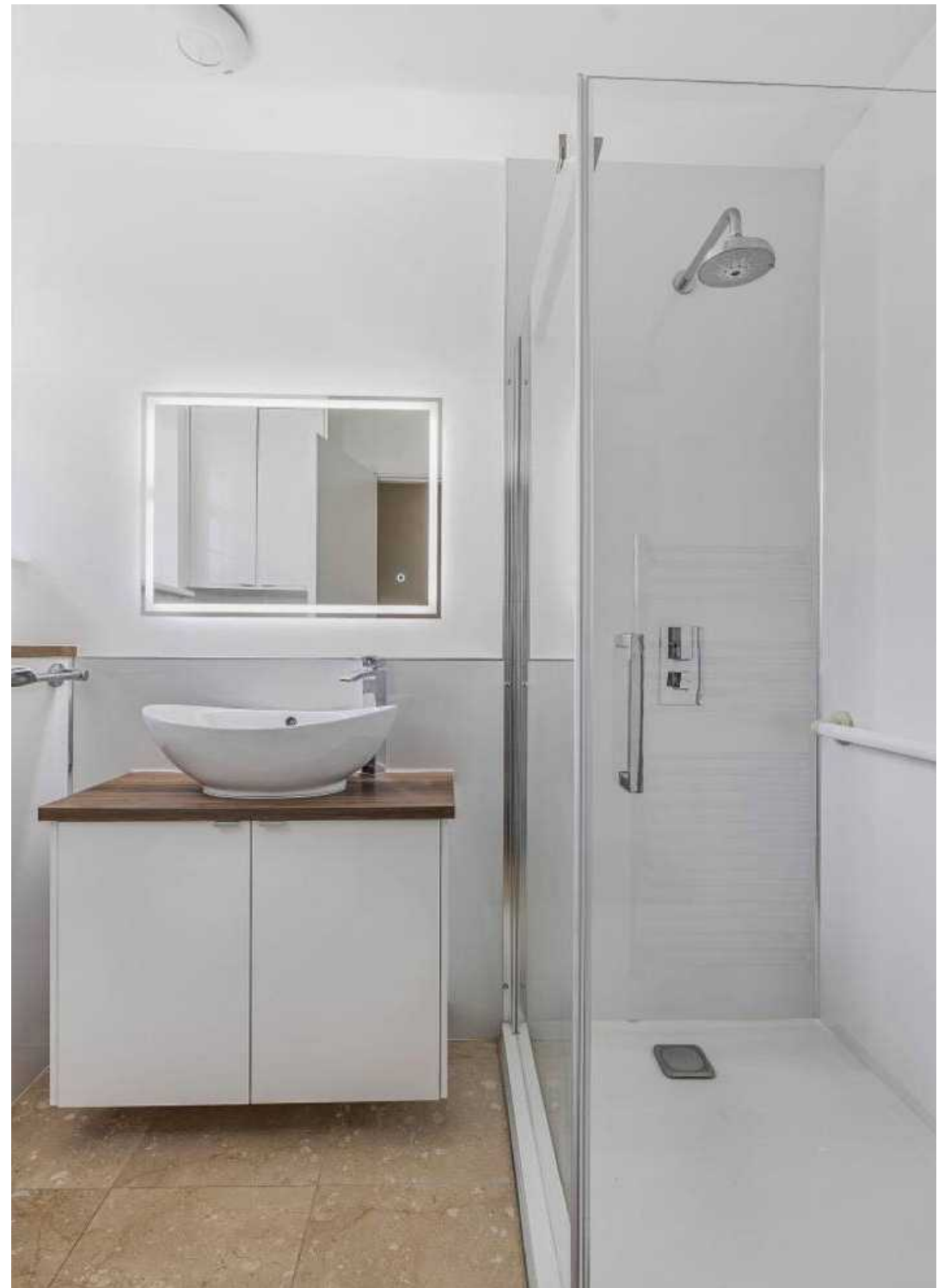
Double glazed window to front aspect, wood flooring, three double doors to inbuilt wardrobe cupboards with drawers and full and half hanging.

BEDROOM TWO: Abt. 8 ft 9 x 8 ft 10 (2.69m x 2.70m)

Double glazed window to side aspect, radiator, coving, twin double mirrored doors to inbuilt wardrobe cupboards with drawers and full and half hanging.

BATHROOM:

Tiled floor and underfloor heating plus a heated towel rail. The bathroom has a walk-in shower, contemporary style wash hand basin on a shelf with a cabinet under and a wall mounted auto light fitted mirror with Bluetooth speaker over. Frosted double glazed window.





7 Abbots Mead, Craig Road

GARAGE : Abt 15 ft 10 × 7 ft 6 (4.86m x 2.30m)

In battery to the rear of the development. The garage is the penultimate garage to the right hand end. Metal up and over door. Recently replaced roof.

TENURE : SHARE OF FREEHOLD with a lease of 999 years from 1st July 1961

SERVICE CHARGES: We have been advised that there is a £100 per month service charge inclusive of building insurance.

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.

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.

