A Bright Top Floor Two Bedroom Apartment overlooking gardens in a Conservation Area offering the advantages of a SHARE OF THE FREEHOLD and NO ONWARD CHAIN.

Lounge/dining room over 16ft x 12ft
Modern kitchen with a range of fitted units, integral dishwasher, 5 burner NEFF gas range hob, electric oven and separate microwave oven.
Gas central heating and hot water system supplied by an efficient Worcester Greenstar condensing combi boiler.
Inbuilt wardrobes in the main bedroom * Double aspect second bedroom.

The property includes a private exterior store/drying cupboard and use of an additional shared store room.

Located moments from the open spaces of beautiful Ham Common yet also within reach of local shops, eateries, and 24 hour bus services to central Richmond and Kingston.

Parkleys is Grade II listed by English Heritage for its architectural interest as the first ‘Span’ development by groundbreaking architect Eric Lyons, former President of the Royal Institute of British Architects (RIBA).
TOTAL APPROX. FLOOR AREA 60.3 SQ.M. (650 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2020
COMMUNAL ENTRANCE:
With stairs to second floor landing.
Door to storage room shared with the other 3 flats on this landing, plus door to …

PRIVATE LOCKABLE STORE/DRYING ROOM:
Also housing a Worcester Greenstar condensing combi boiler.
Door from landing into ..

ENTRANCE HALL:
Tiled floor, radiator, door with reeded glass through to...

LOUNGE/DINING ROOM: Abt. 16ft 2ins x 12ft 4ins (4.92m x 3.76m)
Room width windows to garden aspect, radiator, reeded glass door to....
**KITCHEN:** Abt. 8ft 10ins x 8ft 4ins (2.70m x 2.54m)
Window to rear aspect, tiled floor, downlighters, white fascia units at eye and base level, work surfaces, inset sink unit, integral slimline dishwasher, inset 5 burner gas range hob with fitted NEFF hood over, splash backs, integrated oven and separate microwave, spaces for washing machine and fridge freezer.

**INNER LOBBY:**
Reeded glass door from lounge/diner, recessed shelving, wall light, doors to bathroom & bedrooms.

**BEDROOM ONE:** Abt. 12ft 6ins x 11ft 11ins max (3.82m x 3.62m max)
Windows to garden aspect, radiator, wall lights, double doors to built in wardrobe with hanging rail and shelving, folding doors to additional wardrobe cupboard with hanging rail.
DOUBLE ASPECT BEDROOM TWO: Abt. 10ft min x 7ft 1ins (3.06m min x 2.15m)
Windows to both rear and side aspects, recess with shelves, radiator, laminate flooring.

BATHROOM:
Walk in shower enclosure, pedestal basin, WC, heated towel rail, frosted casement window, tiled floor.

OUTSIDE:
Use of attractive communal gardens to 3 sides.

MAINTENANCE:
Approx. £600 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

LEASE:
Freehold held in common by the residents with an assigned Lease of 999 years from 25th December 1982.

For further reading on Parkleys, potential purchasers are directed to ‘Eric Lyons and Span’ by Barbara Simms, RIBA Books 2006 or view the short video at https://www.thenbs.com/knowledge/eric-lyons-and-span

Ref: 2172
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 the service charge 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 outgoings and obligations prior to any legal commitment to purchase.