

NORTH KINGSTON

£ 369,950 : LEASEHOLD

**MERVYN
SMITH**
estate agents and valuers

PARK GARDENS, KINGSTON UPON THAMES, SURREY, KT2 5LT



A REFURBISHMENT OPPORTUNITY AT THIS 2 DOUBLE BEDROOM UPPER FLOOR APARTMENT with views to Richmond Park from the lounge and PRIVATE REAR BALCONY.

Located in a tranquil residential close bordering Richmond Park. The apartment is semi detached and the nearest to the Park

The property is offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN.

The flat does require some general improvement but already benefits from DOUBLE GLAZED WINDOWS and a Gas Central Heating system with a Viessmann boiler.

THE PROPERTY IS ALSO PRICED TO REFLECT ITS LEASE LENGTH BUT THERE IS EXPECTED TO BE THE OPPORTUNITY TO ACQUIRE AN EXTENDED LEASE OVER 900 YEARS PLUS A SHARE OF FREEHOLD AT A PROJECTED COST IN THE REGION OF £45,000 PLUS COSTS.

Residents car parking.

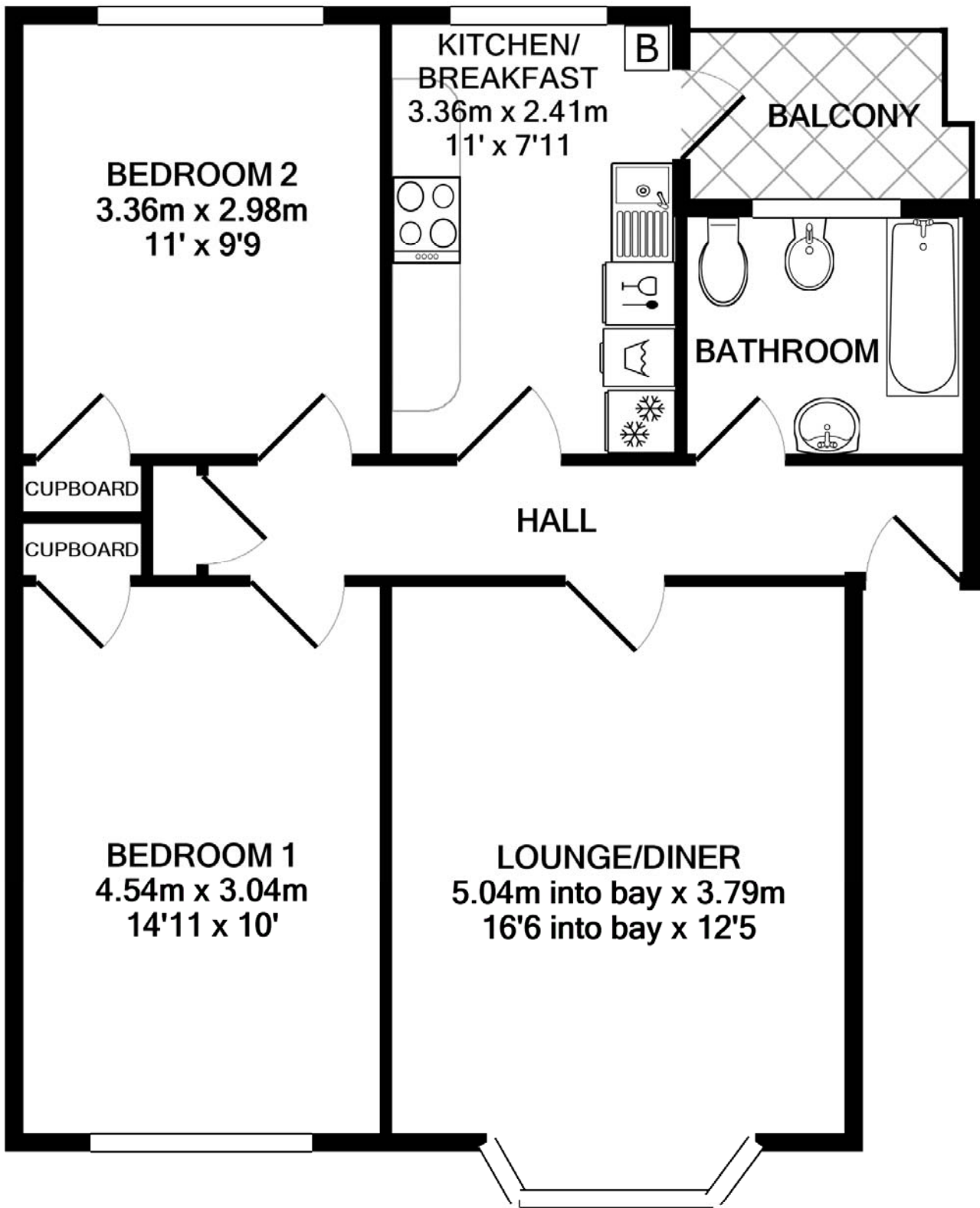
Within reach of sought after schools and nurseries, buses to Kingston and Richmond, and nearby allotments and riding stables. There are shops, a Post Office and a library available on Tudor Drive.



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TOTAL APPROX. FLOOR AREA 64.0 SQ.M. (689 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

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ENTRANCE:

Porch into communal hall with stairs to 1st floor landing. Part glazed entrance door to the apartment.

HALL:

Radiator, laminate floor, door to storage cupboard.

LOUNGE / DINING ROOM Abt: 16 ft 6 into bay x 12 ft 5 (5.04m into bay x 3.79m)

Double glazed bay window to front aspect towards the Park, radiator, laminate floor, coving.



KITCHEN/BREAKFAST: Abt: 11 ft x 7 ft 11 (3.36m x 2.41m)

Fitted units at eye and base level, worktops, splashbacks, inset sink unit, inset gas hob, inbuilt oven, integral washing machine, fridge and dishwasher, radiator, wall mounted condensing Viessmann combi boiler, double glazed window to rear overlooking the Park and stable door to the BALCONY.



Stable door off the kitchen out to a **PRIVATE COVERED BALCONY AREA:** with across gardens towards Richmond Park.



BEDROOM ONE: Abt.: 14ft 11 x 10 ft (4.54m x 3.04m)

Radiator, laminate floor, double glazed window looking towards the Park, door to inbuilt cupboard in addition to given room dimensions.



BEDROOM TWO: Abt.: 11 ft x 9 ft 9 (3.36m x 2.98m)

Radiator, double glazed window overlooking the Park, corner cupboard.



BATHROOM:

Double glazed frosted window, tiled floor, radiator, panel enclosed bath with shower screen and shower over, WC, bidet, wash hand basin with cabinet under.



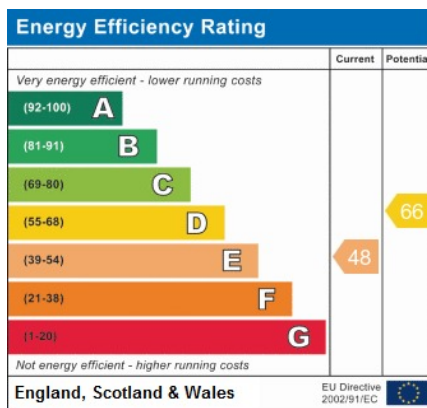
OUTSIDE:

Formal central garden feature and residents parking.

TENURE:

The flat is currently leasehold with a term of 99 years from 1978.

Other flats at the development have been offered the option to acquire an extended lease of 999 years from 1978 with a share of the freehold for a sum expected to be in the region of £45,000 plus costs.



Ref. 2295

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.



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