PARKLEYS, HAM COMMON, RICHMOND, SURREY, TW10 5LN

£450,000 : SHARE OF FREEHOLD

A Stylishly Remodelled & Upgraded 2 Bedroom Ground Floor Apartment with French doors to a patio and gardens.

- Bright lounge/dining room over 16 ft x 12 ft with a wood burner.
- Refurbished kitchen with integral dishwasher, fridge and freezer, and Bosch oven, hob and hood.
- Cleverly redesigned bathroom to provide both a bath and a walk in shower. The bathroom floor is tiled with the rest of the flat benefitting from elegant herringbone wood block flooring throughout.
- Gas central heating system with an efficient Worcester boiler.

- Exterior store/drying cupboard and separate store locker.
- Use of larger shared drying room and a communal bike and buggy lock up.

- Beautifully positioned within one of Richmond's conservation areas and protected by a Grade 11 listing by English Heritage as part of the first 'Span' development by ground breaking architect Eric Lyons.
- The property also benefits from a SHARED FREEHOLD.

- Moments from shops, buses and other and facilities on Ham Parade and the open spaces of Ham Common.
TOTAL APPROX. FLOOR AREA 59.7 SQ.M. (642 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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Front entrance door into …

**HALL:**
Radiator in decorative cabinet, herringbone wood flooring, reeded glass door through into …..

**LOUNGE/DINING ROOM:** Abt. 16 ft 1 x 12 ft 4 (4.91m x 3.76m)
Radiator, herringbone wood flooring, floor to ceiling windows to front garden aspect and French doors to patio, wood burner recessed within chimney breast, fitted bookshelving unit.
KITCHEN: Abt. 8 ft 11 x 8 ft 3 (2.73m x 2.52m)
Grey facia units fitted at eye and base level with wood effect work surfaces, lighting over and white brick tile splashbacks, soft closing drawers, integral fridge and freezer, integral dishwasher, inbuilt Bosch oven, inset hob and hood, herringbone wood flooring, window to rear aspect.
**BEDROOM ONE:**  Abt. 12 ft 6 max x 12 ft (3.80m max x 3.67m)
Double doors to wardrobe cupboard, front aspect windows, radiator in decorative cabinet, herringbone wood flooring.

**BEDROOM TWO:**  Abt. 13 ft 5 max x 7 ft (4.09m max x 21.3m)
Double aspect room with windows to rear and side, double doors to deep wardrobe cupboard with deep cabin locker over, radiator, herringbone wood flooring.
INNER LOBBY:
Herringbone wood flooring, doors to bedrooms and bathroom.

BATHROOM:
White brick tile enclosed bath, heated towel rail, tiled floor, walk in shower enclosure, WC, wash hand basin with cabinet under, frosted casement window.
OUTSIDE:

Exterior store/drying cupboard also housing Worcester Greenstar combi boiler.
Door to additional store lockup within the communal bin store area.
Door to shared bike and buggy lock up store room
Access to 1st floor larger shared drying room with fitted drying lines.
Use of communal gardens.

MAINTENANCE:

£600.00 per quarter to include building insurance, communal cleaning & lighting, general maintaining & gardening.

TENURE: Freehold held in common by the residents with an assigned lease of 999 years from 1982.

Parkleys is Grade II listed by English Heritage for its architectural interest as the first major ‘Span’ development by ground breaking architect Eric Lyons (1902-1980) (President of the Royal Institute of British Architects (RIBA) 1975-1977). He worked under Walter Gropius (founder of the Bauhaus) and became noted for forward looking developments with signature attention to landscape and community development, and a combination of modernism with more traditional elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice collected many awards and even as recently as 2005, Span received a special Housing Design Award given to schemes that meet the current Sustainable Communities Plan. For further reading, potential purchasers are directed to ‘Eric Lyons and Span’ by Barbara Simms, RIBA Books 2006.

REF: 2233

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.

Please note that that the patio off the French doors is not technically part of the demise of the flat but effectively has been used solely by the occupants of this flat. Similarly the exterior drying cupboard is not shown on the Title plan but in effect has been used solely by the occupants of the tangential flat.

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.

No Energy Performance Certificate is required for this property as it is a listed building.