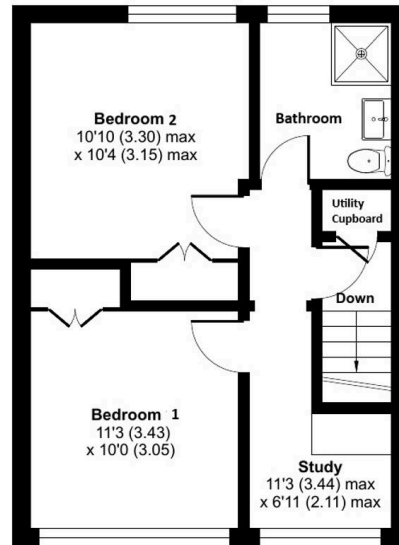




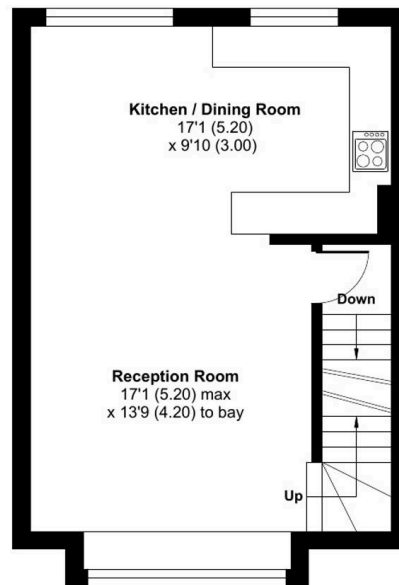
Watermill Close, Richmond, TW10

Approximate Area = 883 sq ft / 82 sq m

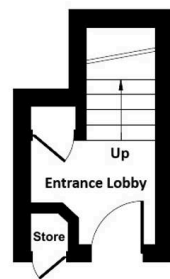
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

- Bright, airy and beautifully presented 2 Double Bedroom Duplex Maisonette comprising 880 sq ft over 2 floors + study + useful storage loft.
- Attractively located in a quiet residential crescent with a leafy grassed area to the front plus parking bays. Own private entrance at ground floor level.
- Lovely double aspect 1st floor living space with oak engineered flooring, front lounge area with double glazed box bay and bench seat, and opening out to the rear into a roomy kitchen diner.
- Smart fitted kitchen units with iroko worktops and integral induction hob with steel splashback, inbuilt oven, fridge and freezer.
- Upper floor with inbuilt wardrobe cupboards to both bedrooms, separate study area, tiled bathroom, and utility cupboard housing washing machine with shelving over.
- ENERGY EFFICIENCY RATING BAND C - benefits from double glazing, 100ml loft insulation and main gas central heating system with a Vaillant Ecofit Pure condensing boiler.
- Prospective buyers should note the highly competitive price given the space and condition reflects a short lease under 40 years. The freeholder offered a lease extension for approx £120,000.
- Buyers may also be aware that prospective legislative changes may allow a longer lease extension going forward but buyers are of course advised to consult their legal and financial advisors on this.
- Within reach of sought after Grey Court School and near to to a choice of nurseries and primary schools.
- Close to local shops including a Post Office, Tesco Express, Swiss bakery, pharmacy and takeaways.





Ground Floor Entrance Lobby

Exterior door to recycling cupboard, Elizabethan style entrance door into hall with meter/store cupboards, front window, stairs up to 1st floor landing and door into reception room.

Reception Room

17' 1" x 13' 9" (5.20m x 4.20m)

Front double glazed box bay window with interior bench seat, oak engineered flooring, vertical radiator, arch to kitchen/diner.

Kitchen/Diner

17' 1" x 9' 10" (5.20m x 3.00m)

Oak engineered floor, double glazed windows to rear, space for dining table and chairs, fitted kitchen units with iroko wooden worktops, inset sink unit, inset induction hob with steel splashback, inbuilt oven, integral fridge and separate freezer, wine fridge and wall mounted cupboard housing Vaillant ecoFit Pure condensing boiler.



Wide staircase from reception room up to 2nd floor with door to utility cupboard housing washing machine. Door into inner landing with doors to all rooms and trap door to loft.

Bedroom 1 (front)

11' 3" x 10' 0" (3.43m x 3.05m)

Room width double glazed windows to front, radiator, wood floor, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

Bedroom 2 (rear)

10' 10" x 10' 4" (3.30m x 3.15m)

Double glazed windows to rear, radiator, wood floor, double doors to inbuilt wardrobe cupboard in addition to room dimensions.

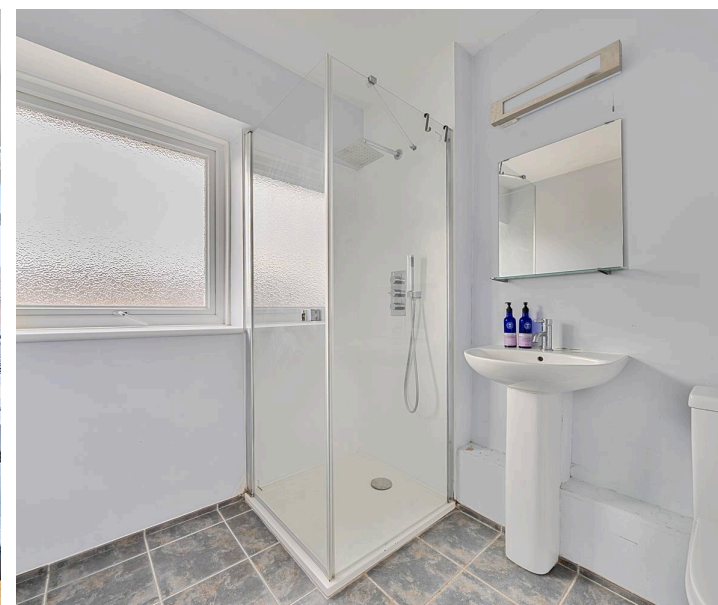
Study

11' 3" x 6' 11" (3.44m x 2.11m)


Double glazed front window, wood floor, wall light fitment, dimensions reduced to one corner by Formica style shelf/worktop.

Bathroom

Tiled floor, frosted double glazed window, heated towel rail, WC, pedestal wash hand basin, walk in shower enclosure.



Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92+) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	74	78
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC </p>		

TENURE: Lease of 99 years from 25th March 1963. (approx. 37 years remaining) **GROUND RENT :** £40 increasing to £50.

COUNCIL TAX BAND : D (London Borough of Richmond upon Thames)

ENERGY EFFICIENCY BAND : C (Double glazing, 100ml loft insulation and main gas central heating system with Vaillant Ecofit Pure condensing boiler.)

PARKING: There are no parking restrictions or permits required in Watermill Close. There are also some off street parking bays close to this property.

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 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.

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.