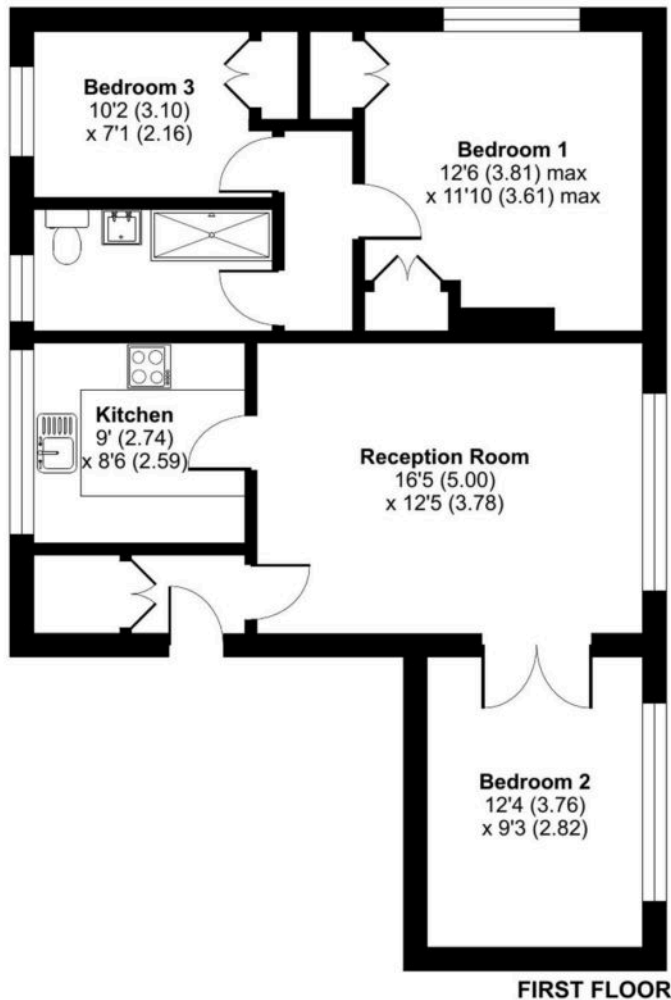




## Brooke Court, Parkleys, Richmond, TW10

Approximate Area = 775 sq ft / 72 sq m

For identification only - Not to scale



## Brooke Court, Parkleys

- NEW! Beautifully refurbished larger style 2 BEDROOM 2 RECEPTION 1st (Top) Floor APARTMENT offering 775 sq ft of bright and airy living space.
- The flexible layout could also potentially be configured as 3 bedrooms. The main reception is over 16 ft x 12 ft and the 2nd reception over 12 ft x 9ft could equally be a generous additional bedroom.
- Cheerful sunny outlook as all the main rooms enjoy a southerly aspect.
- New Sisal flooring and radiators with innovative energy saving technology : Stylish upgraded kitchen and bathroom : Inbuilt wardrobe cupboards to bedrooms.
- Long lease over 950 years plus a SHARE OF THE FREEHOLD.
- Lovely setting in a conservation area set back from the road and overlooking a pretty courtyard garden.
- Near the open spaces of Ham Common with its traditional village pond, pub and cricket square or walk from the flat through Ham Common Woods up to Richmond Park.
- Near local shops, deli, coffee shops and other facilities on Ham Parade + 24 hour bus services to Richmond and Kingston.
- Within reach of several sought after schools including Ofsted Outstanding Grey Court School and Kingston Academy, the German School, Tiffin Girls and Fernhill School.





## HALL

Entrance door, double doors to inbuilt storage cupboard, door to main reception.

## RECEPTION ROOM 1/DINING

16' 5" x 12' 5" (5.00m x 3.78m)

Room-width windows to front aspect, Sisal flooring, radiator, folding doors to reception room 2.

## RECEPTION ROOM 2/LOUNGE

12' 2" x 9' 3" (3.70m x 2.82m)

Room-width windows to front aspect, Sisal flooring, radiator.

## KITCHEN

9' 0" x 8' 6" (2.74m x 2.59m)

Units fitted at eye and base level with worktops and white tile splashbacks, inset sink and drainer, inset hob with fitted hood, inbuilt oven, integral fridge and freezer, inbuilt washing machine, cork flooring.





### **BEDROOM 1**

12' 6" x 11' 10" (3.81m x 3.61m)

Windows to side aspect, radiator, Sisal flooring, double doors to inbuilt wardrobe cupboard, double doors to additional cupboard with hot water store.

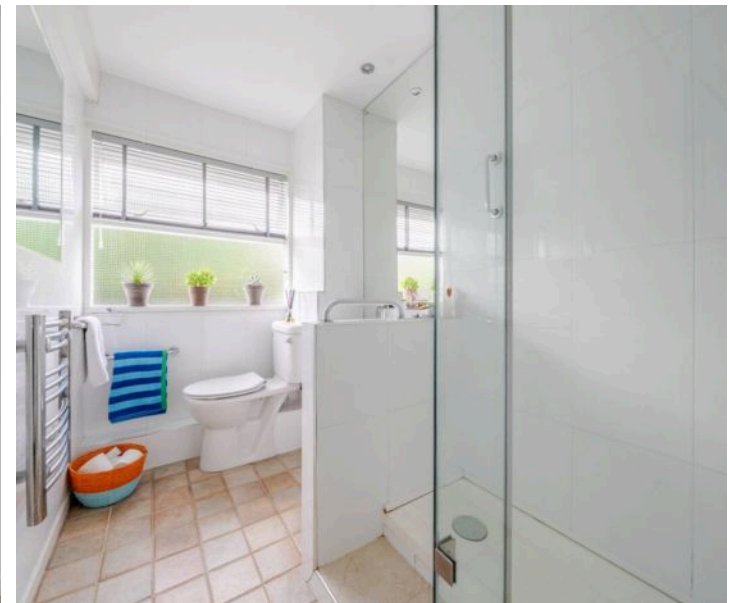
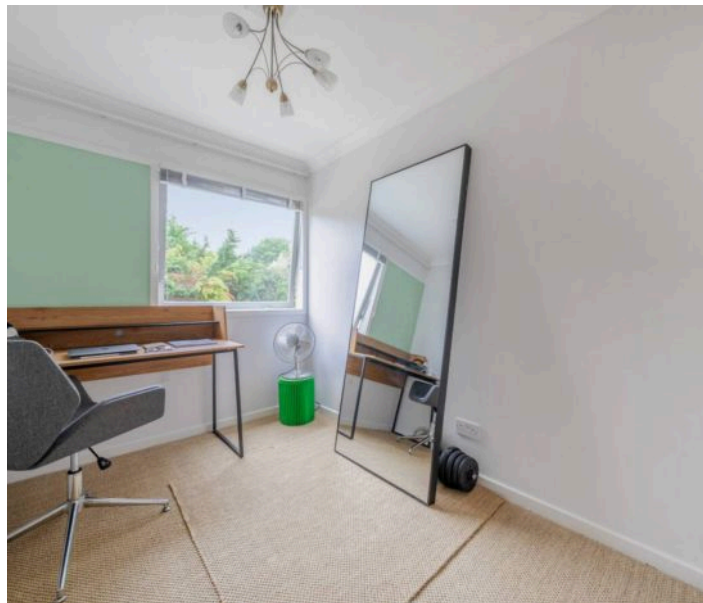
### **BEDROOM 2**

10' 2" x 7' 1" (3.10m x 2.16m)

Window to rear aspect, double doors to inbuilt wardrobe cupboard, Sisal flooring.

### **BATHROOM**

Walk in shower area with screen, wash hand basin with cabinet under, WC, tile panel walls and fitted wall mirrors, heated towel rail, frosted window.











**MAINTENANCE:** £720 per quarter to include building insurance, communal lighting and cleaning, general maintenance and repairs, gardening and external window cleaning.

**TENURE:** Freehold held in common by the residents with a Lease of 999 years from 1982.

**COUNCIL TAX BAND :** D (London Borough of Richmond)

**PARKING:** There are no parking restrictions or permits required in Parkleys. There are off street parking bays for residents including some close to this apartment. We also have another client selling a garage near this apartment if you wish to acquire one.

**ASBESTOS MANAGEMENT POLICY:** Many properties built in the UK up to the 1990s may contain some elements of asbestos. These have been assessed at this development with an asbestos management policy in place. We can email this document to any interested parties.

**CONSERVATION AREA & LISTING:** Parkleys is a London Borough of Richmond Upon Thames Conservation Area (No.67). It is Grade II listed by English Heritage as the first major 'Span' development by ground-breaking architect Eric Lyons, President of RIBA (Royal Institute of British Architects) 1975-1977. He worked under Walter Gropius (founder of the Bauhaus) and became noted for progressive developments with signature attention to landscape and community, blending modernism with more traditional building elements like tile hanging and stock brick. Beginning with Parkleys in 1955-6, his practice gained many awards and as recently as 2005, Span received a special Housing Design Award for schemes meeting the Sustainable Communities Plan. For further reading see '*Eric Lyons and Span*' by Barbara Simms, RIBA Books 2006.





## **Brooke Court, Parkleys, TW10 5LX**

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.

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