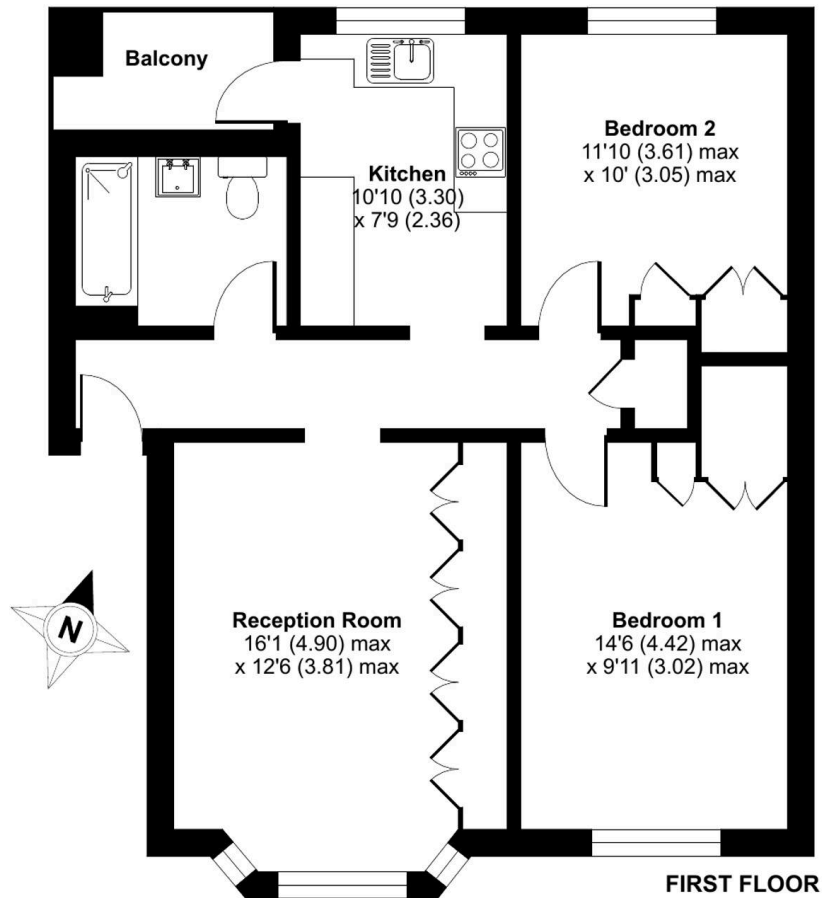




Park Gardens, Kingston Upon Thames, KT2

Approximate Area = 710 sq ft / 66 sq m

For identification only - Not to scale



- Elegant SHARED FREEHOLD 1st Floor TWO DOUBLE BEDROOM APARTMENT and private BALCONY to the side of Richmond Park in popular North Kingston.
- Lovely location near allotments, Barnfield Riding School and the Park. Travel along Park Road to Latchmere, St Agathas, the Alexandra and St Pauls Schools.
- LOWER THAN AVERAGE SERVICE CHARGES as the freehold includes garages which are rented out to offset the running costs of the development.
- Bright reception room with bay window, wood effect flooring and wall length bespoke fitted cabinets and shelving over.
- Stylish kitchen with wood worktops, ceramic Belfast sink, Neff oven and wider style induction hob and hood, integral fridge and freezer, and door out to the balcony.
- Well presented throughout with refurbished tiled bathroom, fitted wardrobe cupboards to both bedrooms, and wood flooring to bedrooms, reception and kitchen.
- ENERGY RATING BAND C : Double glazing and gas central heating system with a Vaillant condensing combi boiler.
- Off street parking for the development arranged around a central feature garden.



Communal entrance and stairs

Entrance door at ground level with stairs up to the 1st floor landing and entrance door into the flat.

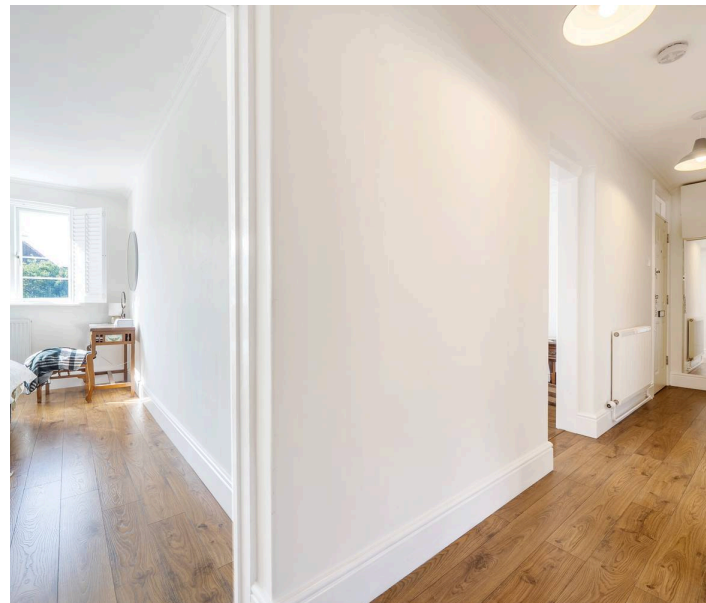
Hall

Access to all rooms, wood floor, door at the end of the hall to floor to ceiling store cupboard.

Reception Room

16' 1" x 12' 6" (4.90m x 3.81m)

Double glazed bay window with fitted shutters to front, radiator, wood floor, wall length bespoke fitted base level cabinets, TV plinth and shelving over.



Kitchen

Units at eye and base level with worktops and tile splashbacks, inset Belfast sink with monobloc tap, inset wider style induction hob and fitted Neff hood over, inbuilt Neff oven, integral fridge and freezer, spaces for dishwasher and washing machine, wall mounted Vaillant boiler, wood floor, double glazed door out to the private Balcony with tiled floor.



Front Bedroom

Double glazed front window with fitted shutters, radiator, wood floor, triple doors to fitted wardrobe cupboards.

Rear Bedroom

Double glazed rear window with fitted shutters, radiator, wood floor, triple doors to fitted wardrobe cupboards.

Bathroom

Tile panel enclosed bath with shower rail, wash hand basin with cabinets under, WC with vanity shelf over, frosted double glazed window, tiled walls.





Park Gardens, KT2

Tenure: Share of Freehold with no Ground Rent.

The Service Charge is discounted to freeholders according to the rental income from the garages on site.

Council Tax band: D EPC Energy Efficiency Rating Rating: C

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, measures, 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.

Mervyn Smith Sales & Lettings

315 Richmond Road, Ham Parade, KT2 5QU
mail@mervynsmith.co.uk 020 8549 5099