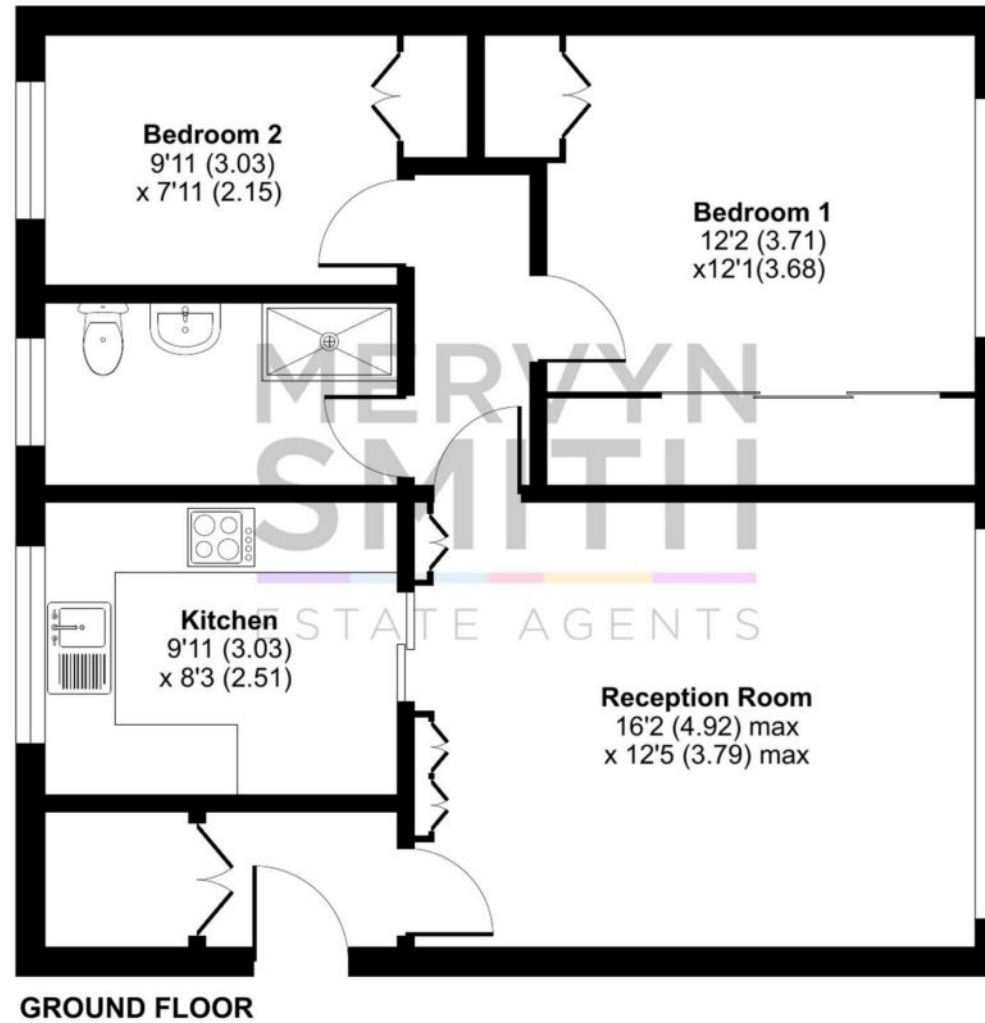




Brooke Court, Parkleys, Richmond, TW10

Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



- Bright 2 BEDROOM GROUND FLOOR SHARED FREEHOLD APARTMENT well presented & freshly decorated throughout with new carpets and flooring.
- Offered with the advantages of VACANT POSSESSION and NO ONWARD CHAIN!
- Classic mid century 'Span' development in a conservation area just moments from the open spaces of both beautiful Ham Common, and Ham Common Woods leading up to Richmond Park.
- Use of lovely courtyard style communal gardens to the rear.
- Lounge/dining room over 16ft x 12ft with flame effect fire in a stone fireplace : Kitchen with fitted units and appliances.
- Main bedroom over 12 ft square with sliding mirrored doors inbuilt wardrobe cupboards : 2nd bedroom also with inbuilt wardrobe cupboard.
- Gas central heating system with modern condensing combi boiler.
- Between sought after Grey Court School and Tiffin Girls, Fernhill School and the Kingston Academy.
- Within close reach of local shops, eateries, coffee shops and 24 hour bus services to central Richmond and Kingston.
- Parkleys is Grade 11 listed by English Heritage as the first development by ground breaking architect Eric Lyons.



Communal Entrance

Paved entrance area and shared bin store.

Hall

Radiator, coatrack, double doors to deep utility/store cupboard with space for appliance(s) and housing the combi boiler.

Lounge/Dining Room

16' 2" x 12' 5" (4.92m x 3.79m)

Room width windows to front aspect, radiator in decorative cabinet, flame effect fire set in fireplace and hearth, fitted cabinets and bookshelves, period style reeded glass doors to hall and lobby.

Kitchen

9' 11" x 8' 3" (3.03m x 2.51m)

Fitted units at eye and base level, worktops and white tile splashbacks, tiled floor, window to rear overlooking courtyard gardens, inset sink unit, inset hob with hood over, inbuilt Bosch oven, spaces for other appliances.





Inner Lobby

Glazed door from lounge, doors to bedrooms and bathroom.

Bedroom 1

12' 2" x 12' 1" (3.71m x 3.68m)

Windows to front, radiator, sliding mirrored doors to inbuilt wardrobe cupboards with hanging and shelving, doors to inbuilt cupboard with internal radiator and shelving.

Bedroom 2

9' 11" x 7' 1" (3.03m x 2.15m)

Window to rear courtyard garden aspect, double doors to inbuilt wardrobe cupboard.

Bathroom

Frosted window, walk in shower, wash hand basin, WC, radiator.



COMMUNAL GARDEN

Courtyard style gardens to the rear of the apartment with lawns, paved areas and established trees.



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 upon Thames)

PARKING:

There are no parking restrictions or permits required in Parkleys. There are also off street parking bays for residents.

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 or view a youtube video at <https://youtu.be/wwc6-rPp35g>.



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