



## Beaufort Road, Richmond, TW10

Approximate Area = 777 sq ft / 72.2 sq m

Outbuilding = 9 sq ft / 0.8 sq m

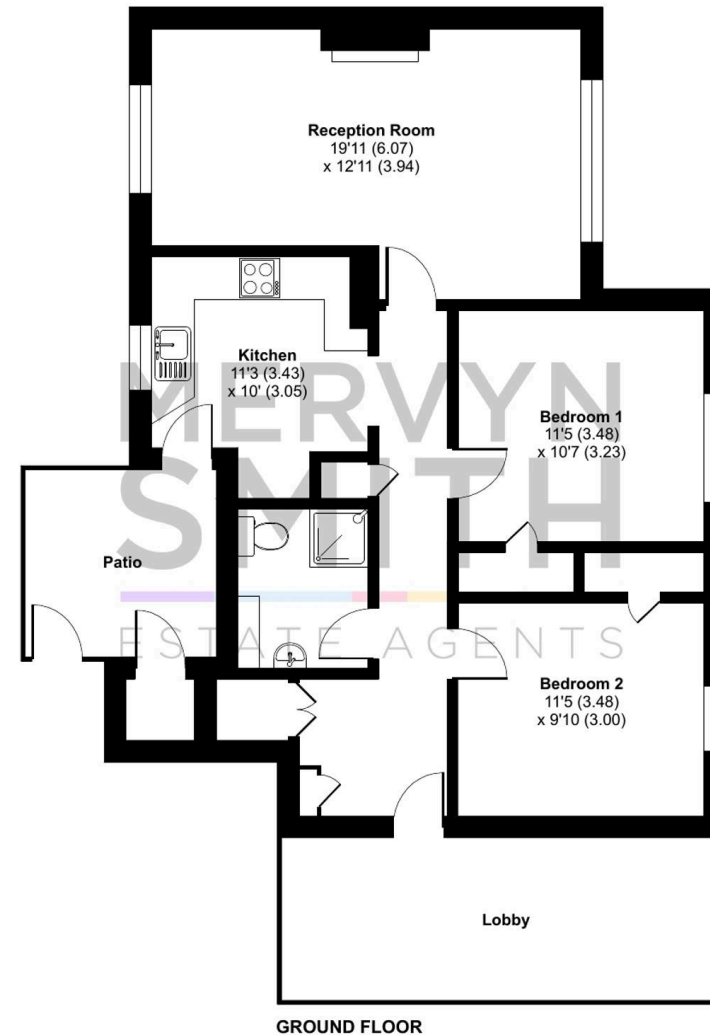
Total = 786 sq ft / 73 sq m

For identification only - Not to scale

- Roomy TWO DOUBLE BEDROOM PURPOSE BUILT GROUND FLOOR FLAT with its own PRIVATE PATIO.
- Ready for a quick sale with VACANT POSSESSION and NO ONWARD CHAIN.
- Extended lease with over 170 years remaining : No ground rent : Comfortable outgoings - Council Tax Band C, Service Charge £1,355 pa.
- Attractively located moments from the riverside near Teddington Lock. Pedestrian and cycle access over the bridge to the Anglers pub and Teddington High Street.
- Bright and spacious double aspect lounge dining room over 20 ft across with a tiled fireplace.
- Fitted kitchen with tiled walls and Siemens hob, oven, washing machine, dishwasher and Bosch upright fridge freezer all included.
- Inbuilt wardrobe cupboards off both bedrooms : Lots of storage cupboards off the hall : Private exterior store off the patio.
- Double glazed windows : Gas central heating system with a Glow Worm condensing boiler installed in 2021 : Entryphone system.
- Within reach of sought after Grey Court School. Near to a choice of primary schools and nurseries.
- Parking within the development is reserved for residents. There is also free parking on Beaufort Road with no meters, restrictions or permits required.

Council Tax band: C

EPC Energy Efficiency Rating: D





### Hall

Part glazed entrance door, entryphone keypad, laminate flooring, radiator, coat racks, meter/store cupboards, double doors to deep store cupboard with shelving, door to airing cupboard housing hot water cylinder with slatted shelving over. Doors to all rooms.

### Double aspect lounge/dining room

Double glazed windows with fitted blinds to front and rear aspects, two radiators, picture rail, tiled fireplace.

### Kitchen

Units fitted at eye and base level with roll top work surfaces and tiled walls, laminate floor, inset Siemens electric hob, in built oven, washing machine, slimline dishwasher and Bosch upright fridge freezer all included. Double doors to boiler cupboard housing recent condensing boiler, double glazed windows and part glazed door out to patio.



### Bedroom 1

Double glazed window, radiator, laminate floor, door to inbuilt wardrobe cupboard with shelving and hanging in addition to stated room dimensions.

### Bedroom 2

Double glazed window, radiator, laminate floor, door to inbuilt wardrobe cupboard with shelving and hanging in addition to stated room dimensions.

### Bathroom

Wet room style bathroom with walk in shower area with glass screen, WC with glass brick window over, wash hand basin with cabinets under, spotlights, heated towel rail, frosted double glazed window.



**Private Patio** with surrounding fence and hedge screen, exterior power points, door to private exterior store cupboard, access gate.

The patio is accessed directly from a door off the kitchen.

Parking within the development is reserved for residents. There is also free parking on Beaufort Road with no meters, restrictions or permits required.







## Mervyn Smith

315 Richmond Road, Kingston Upon Thames - KT2 5QU

020 8549 5099 • mail@mervynsmith.co.uk • <http://www.mervynsmith.co.uk/>

This document is for informational purposes only and does not constitute legal or financial advice. While we strive to ensure accuracy, we do not accept liability for errors or omissions. Buyers and sellers should seek independent professional advice before making any decisions. Property details are subject to change and should be independently verified.