

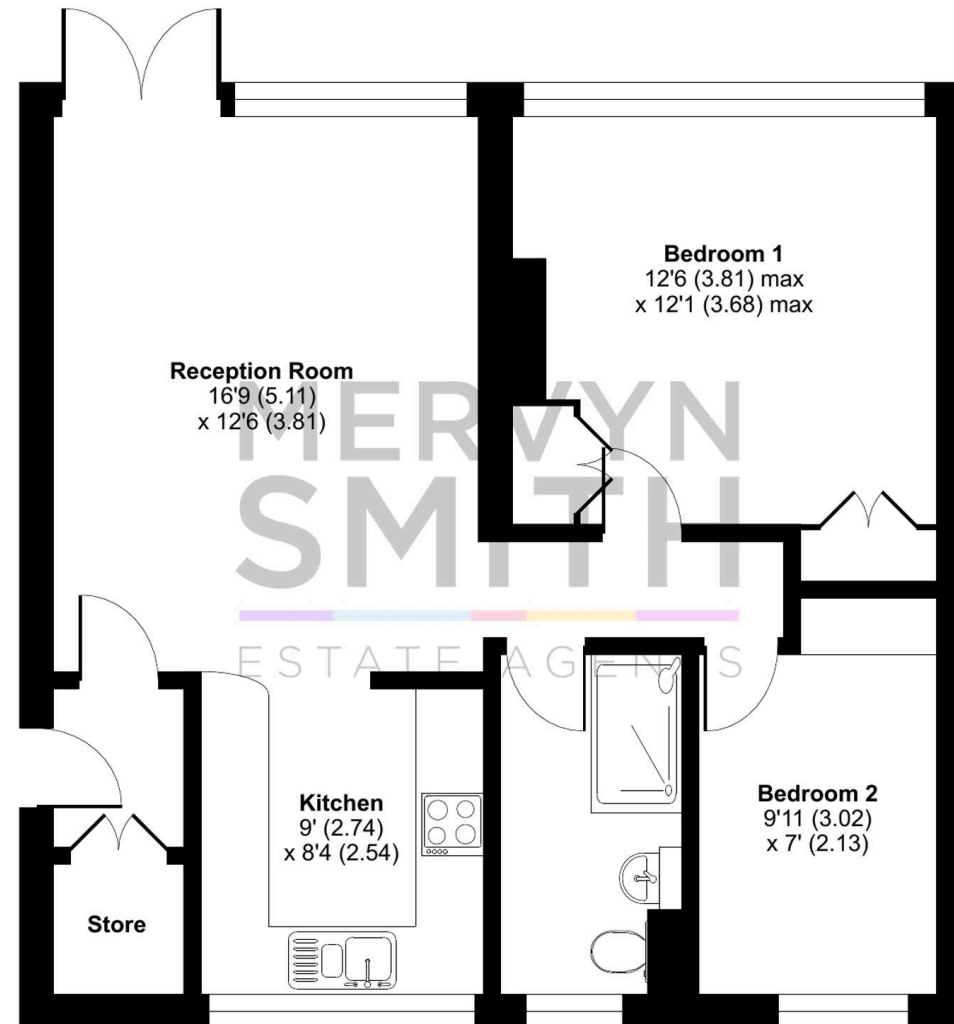


Milton Court, Parkleys, Richmond, TW10

Approximate Area = 672 sq ft / 62.4 sq m

For identification only - Not to scale

- 2 Bedroom Ground Floor Flat in a prime setting at the quieter end of this sought after development with French doors off its lounge directly out to lovely tranquil gardens.
- Access to the garden area has security code entrance but is directly accessible from the flat. The property also includes a private store locker in the garden area.
- SHARE OF FREEHOLD plus a long lease over 950 years.
- Offered with the benefits of vacant possession and NO ONWARD CHAIN.
- Gas central heating system with a Vaillant Ecotec condensing combi boiler. The reception room has the added luxury of ELECTRIC UNDERFLOOR HEATING.
- Bright and sunny southerly aspect to the 16 ft x 12 ft lounge diner and also to the main bedroom which is over 12 ft square plus two inbuilt wardrobe cupboards.
- Fitted kitchen units with integral oven and hob plus appliances which can be left at the buyers request including a Miele fridge freezer, AEG washer/dryer and a slimline dishwasher.
- All freshly decorated throughout!
- Beautiful setting in a conservation area : easy nearby parking : moments from the path through Ham Common Woods up to Richmond Park.



GROUND FLOOR



Hall

Part glazed entrance door. double doors to services/store cupboard housing Vaillant ecoTEC boiler, double doors over to deep store cupboard.

Lounge/Dining Room

Laminate flooring with electric underfloor heating, central heating radiator, French doors and windows out to the garden.



Kitchen

Fitted units to three sides at eye and base level with worktops and tile splashbacks, inset one and a half bowl sink unit, window looking across the front lawns, integral electric oven and hob plus appliances which can be left at the buyers request including a Miele fridge freezer, AEG washer/dryer and slimline dishwasher.



Bedroom 1

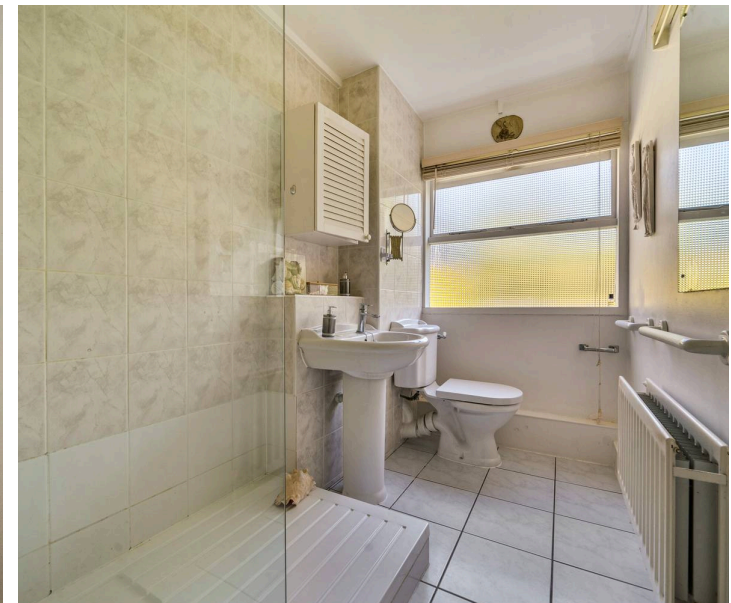
Windows to rear gardens, radiator, double doors to inbuilt wardrobe cupboard with hanging rail and shelving, double doors to additional cupboard with shelving.

Bedroom 2

Windows to front gardens, radiator, double doors to inbuilt wardrobe cupboard with hanging rail and shelving over.

Bathroom

Tiled floor, frosted window, radiator, part tiled walls, WC, pedestal wash hand basin, walk in shower with Mira shower over and glass screen.



Communal Garden

to the rear of the flat accessed directly from the lounge.

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

Parkleys is a 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 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.

MAINTENANCE: £720 per quarter inc of 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

ENERGY RATING BAND : D





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