



## Cowper Road, KT2

An excellently located one bedroom ground floor apartment in Ham.

ESTATE & AGENT

— Tailored, local and personal —

## Cowper Road, KT2

### Asking price of £300,000 - Leasehold

\*\*\*Video tour available\*\*\* An immaculately presented, excellently located one bedroom ground floor apartment is offered to the market with no upper chain. The property is offered with vacant possession and has recently been redecorated throughout and offers its next owner the opportunity to move in and enjoy the property straight away. The well-proportioned light and airy, welcoming accommodation briefly comprises: secure communal entrance, private entrance hall with three convenient storage cupboards, an inviting reception room opening onto the kitchen/diner with a large window overlooking the garden to the front of the property and onto open green spaces beyond, attractive flooring and fitted kitchen units with a range of attractive cupboards, washing machine and a newly installed electric oven and hob. There is ample space for a dining table and chairs making this an ideal space in which to relax and entertain.

There is a good-sized double bedroom with a large built-in wardrobe with newly fitted carpet and a pleasant shower room/wc with a white suite, large shower and contemporary tiling. There is a large private additional storage space located in the block on the ground floor providing very useful shed style versatile storage. The property is very well presented and would be ideally suited to a variety of buyers given its neutral decoration providing a blank canvas on which to place one's own stamp.

Externally there is a pleasant communal garden area to the front with lawn, shrubs and flowerbeds overlooking a pleasant green space providing ideal outdoor spaces in which to enjoy the warmer months. On street parking is available. Cowper Road is located on the perimeters of Ham Common, home to the local cricket club and charming annual fairs. The flat has a rural outlook within walking distance of Ham Gate and Richmond Park. A variety of local shops and amenities are close at hand on Tudor Drive and Ham Parade which holds a monthly farmers market. Perfectly situated between Kingston upon Thames and Richmond upon Thames.

The property is offered with 92 years remaining on the lease. Ground rent of £10 a year and annual service charge of £974.62. Viewing comes highly recommended.



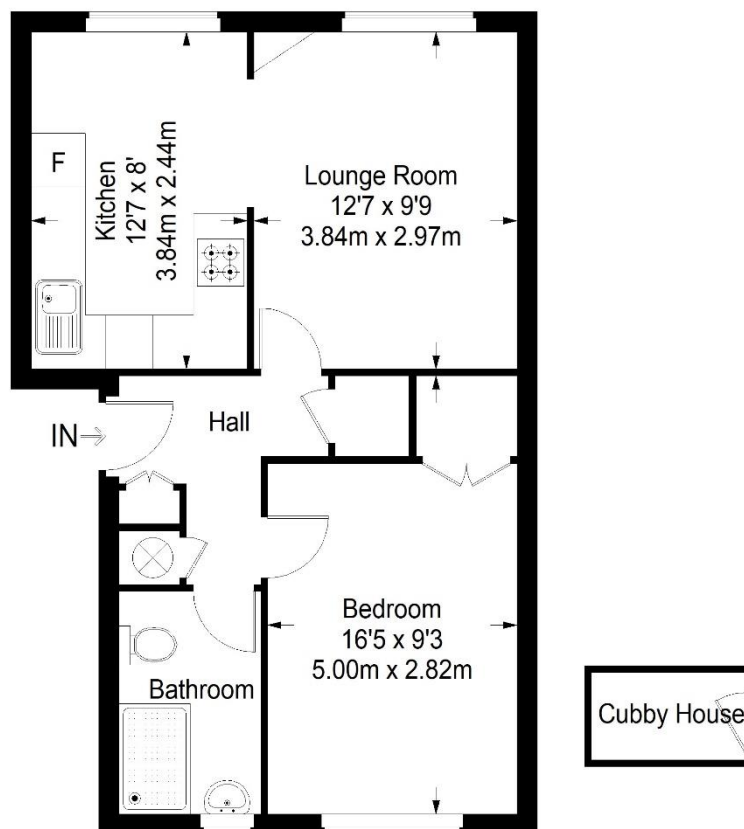
- Vacant possession/no upper chain
- Immaculately presented
- Ground floor flat
- Overlooks garden and open green spaces
- Walking distance to Richmond Park
- Close to Ham Common and Kingston
- Good storage
- Pleasant open-plan kitchen & reception room
- Good sized doubled bedroom
- Decorated throughout



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	60	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Cowper Road



**Ground Floor = 470 sq ft**

Approximate Gross Internal Area  
GROUND FLOOR = 470 sq ft / 43.66 sq m  
CUBBY HOUSE = 19 sq ft / 1.77 sq m  
Total = 489 sq ft / 45.43 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)

Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Pomp Properties has any authority to make or give any representation of warranty in relation to this property.

Viewing strictly by  
appointment via  
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### CONTACT

Estate and Agent  
Hampton Wick  
Kingston Upon Thames  
KT1 4AY

[david@estateandagent.com](mailto:david@estateandagent.com)

Open Hours-  
Monday to Friday 8am - 7pm  
Saturdays 9am - 5pm  
Sundays 10am - 4pm

0208 914 7884

[www.estateandagent.com](http://www.estateandagent.com)