



Park Road, Hampton Wick, KT1

A well-presented two double bedroom, third floor flat close to Royal Bushy Park in Hampton Wick.

ESTATE & AGENT

— Tailored, local and personal —

Park Court, Park Road, Hampton Wick, KT1 £412,000 Leasehold with a Share of Freehold

Offered to the market with vacant possession, no onward chain and a share of freehold is this homely, welcoming and well-presented two double bedroom, third floor flat. The property is located in a sought after purpose built block, and excellently located on Park Road, Hampton Wick just a stone's throw away from Royal Bushy Park. Park Court is ideally situated in popular Hampton Wick, a short walk from Kingston Bridge and providing convenient access to Hampton Wick High Street with train services to London Waterloo in approximately 30 - 35 minutes.

The accommodation briefly comprises: stairs to third floor, a spacious private entrance hallway providing a useful reception space with storage cupboard and space for a side table/desk/bureau etc., a comfortable light and airy reception room enjoying pleasant views over the estate grounds with a feature fire place and storage to alcove, a fitted kitchen with attractive cream gloss wall and base units, and complementing worktops with a range of appliances and a door leading to a private balcony providing an enjoyable outside space. A spacious master double bedroom, a second double bedroom and a bathroom/w.c. comprising of a white contemporary suite, bath with shower over, attractive tiling and heated towel rail.

Externally the property benefits from well cared for communal gardens providing an open green space and a communal residents car park. The property benefits from uPVC double glazing and gas fired central heating via combination boiler.

Service charge is £2400 per year, EPC: C, Richmond Council Tax Band: C. The lease length is 999 years from 25th December 1998 (approximately 972 years remaining). Hampton Wick is conveniently located between Teddington and Kingston upon Thames providing access to Royal Bushy, Richmond and Home Parks as well as Kingston upon Thames with a variety of local shops and amenities and transport links. Viewing comes highly recommended.

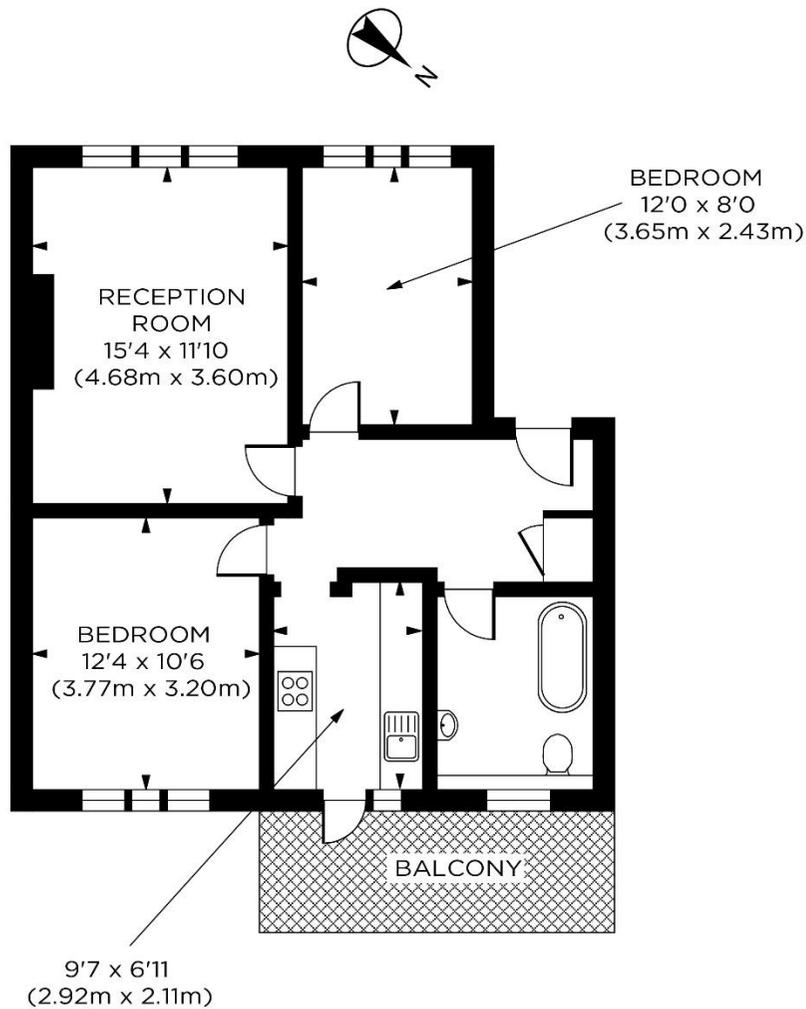


- Vacant possession
- No onward chain
- Well presented
- Two double bedrooms
- Private balcony
- Contemporary bathroom
- Fitted kitchen including appliances
- Share of Freehold
- Approximately 972 years remaining on the lease
- Well-kept communal gardens
- Residents parking



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	70	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





THIRD FLOOR
Park Court Park Road, KT1
Gross Internal Area 667 sq ft/62 sq metres
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Viewing strictly by
appointment via
Estate and Agent

CONTACT

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