



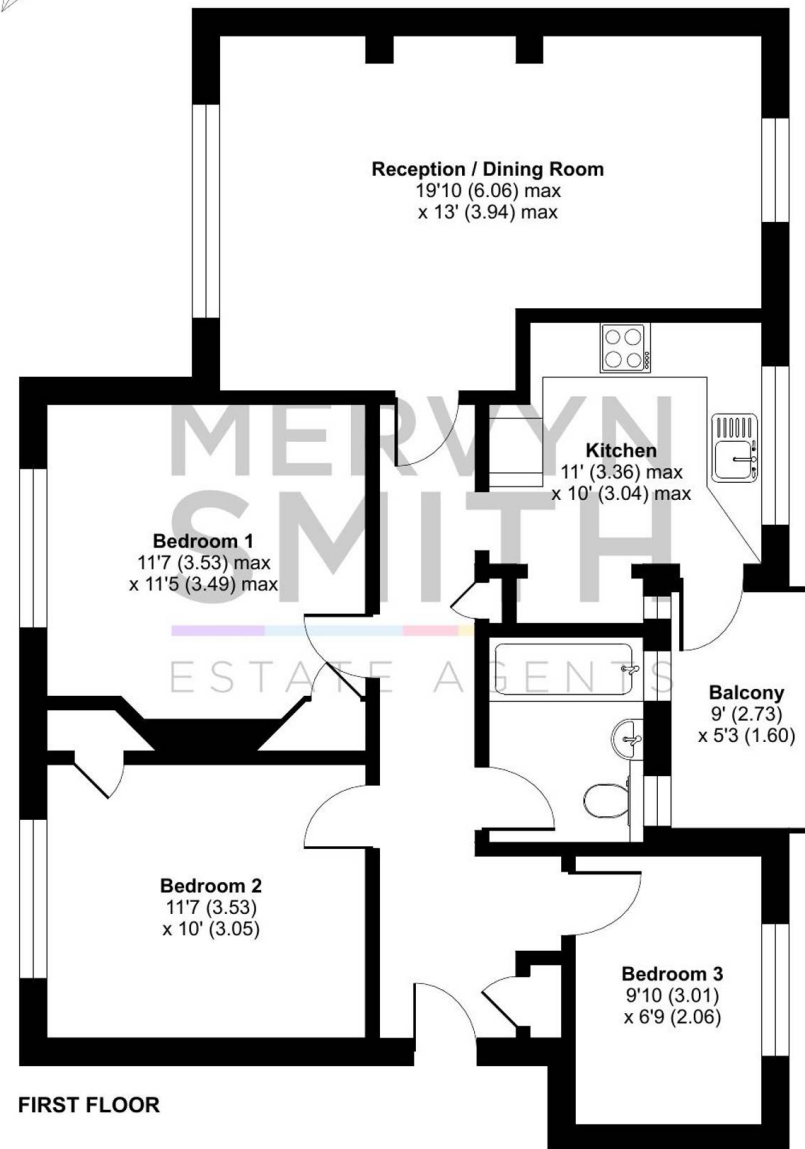
Beaufort Road, Richmond, TW10

Approximate Area = 849 sq ft / 78.8 sq m

For identification only - Not to scale

- THREE BEDROOM 1st floor apartment with a balcony and seasonal river views.
- Lovely location about 200m from the Thames towpath near Teddington Lock.
- High energy efficiency rating in Band C with insulated walls.
- EXTENDED LEASE WITH ZERO GROUND RENT.
- Private bicycle/store locker on the ground floor.
- Bright double aspect lounge/dining room over 20' with fireplace.
- Kitchen/Breakfast Room with fitted table and door out to the balcony
- Inbuilt wardrobe cupboards to the main bedrooms.
- Wood flooring to the hall and lounge/dining room.
- Pedestrian/bicycle bridge across the river at the Lock to Teddington High Street.

Council Tax band: C



FIRST FLOOR





Entrance

Entrance door with entryphone system into communal ground floor hallway. Door to storage/bicycle locker, (private to flat.) Staircase leading to first floor landing with further storage locker. Carolina style front door into hall.

Hall

About 23' (7m) long with handset for entryphone system, wood flooring, radiator with shelf over, doors to storage/meter cupboards near front door and further door along to second storage cupboard. Square paned glazed door leading through to reception.

Lounge/Dining Room

19' 8" x 12' 10" (6.00m x 3.90m)

Double glazed windows to southerly aspect river view, double glazed window to opposite side overlooking communal gardens, two radiators, wood flooring, recess with shelving, wood burner inset in fireplace recess with brick surround and wooden mantelpiece beam across.



Kitchen/Breakfast

11' 0" x 10' 0" (3.36m x 3.04m)

Units fitted at eye and base level, worktops, tile splashback, inset one and a half bowl stainless steel sink unit, inset double oven, inset hob, spaces for washing machine and fridge, double glazed window, wood laminate flooring, wall mounted Worcester condensing combi boiler, recess with breakfast table and chairs, radiator and frosted double glazed light, part glazed door leading out to the BALCONY.





Bedroom 1

11' 7" x 11' 5" (3.53m x 3.49m)

Double glazed window to river view, door to built in wardrobe cupboard, radiator.

Bedroom 2

11' 7" x 10' 0" (3.53m x 3.05m)

Double glazed window to river view, radiator, doors to built in wardrobe cupboard, radiator.

Bedroom 3

9' 11" x 6' 9" (3.01m x 2.06m)

Double glazed window, radiator, wood flooring.

Bathroom

Panel enclosed bath with mixer taps and wall mounted shower over, wash hand basin with cabinet under, WC, heated towel rail and radiator, two double glazed frosted windows, part tiled walls.





OUTSIDE

Communal Gardens Front and Rear

Communal gardens to the balcony side of the block with planted, grassed and seating areas with picnic table. To the river side of the block is further grassed area and open land and paths down to the river towpath and the pedestrian/cycle bridge over the river at picturesque Teddington Lock.

Balcony

8' 11" x 5' 2" (2.71m x 1.57m)

Door from the kitchen, wood laminate flooring, overlooking the communal gardens.







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