

Belgrade Road Hampton



£249,950 Share of Freehold

- A one bedroom Period conversion flat
- Share of Freehold
- Through reception room
- Communal garden
- Close to local amenities and Station
- Ground Floor
- Long lease with 995 years unexpired
- Modern fitted bathroom
- Heart of Hampton Village
- Bushy Park and River Thames nearby

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Belgrade Road, Hampton, Middlesex TW12 2AZ

A ground floor one bedroom period conversion flat, situated in the heart of Hampton village; local amenities, good bus routes, Hampton station, The River Thames and Royal Bushy Park are all close by. The property is offered with a Share of Freehold and a long lease of 995 years unexpired.

The flat has a communal entrance lobby which leads to the private entrance, opening up into the hallway for the flat with doors to the bathroom and reception room.

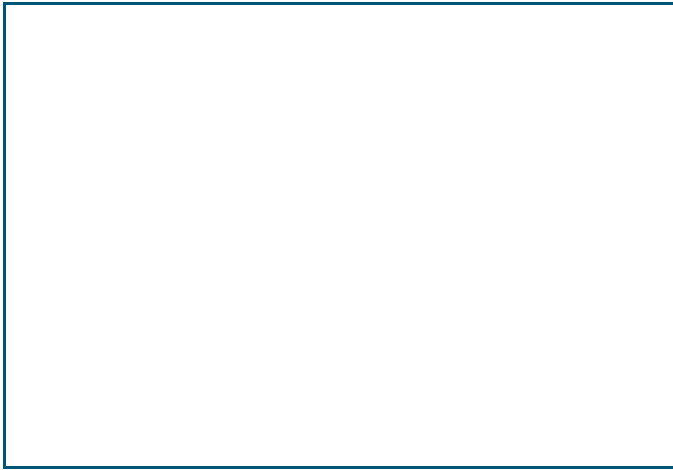
The front aspect sitting/dining room benefits from a square bay with sash windows; an arch leads through to the kitchen with a range of built-in cupboards, a hob, space for a washing machine and space for a fridge. The double bedroom is well proportioned and leads through to the en-suite bathroom with a white modern 3 piece suite, an over-bath shower head, a tiled floor and part tiled walls.

The property includes gas central heating, provided by a modern combination boiler, as well as benefiting from period features such as large windows and high ceilings. Externally there is a communal rear garden accessed via the side gate.

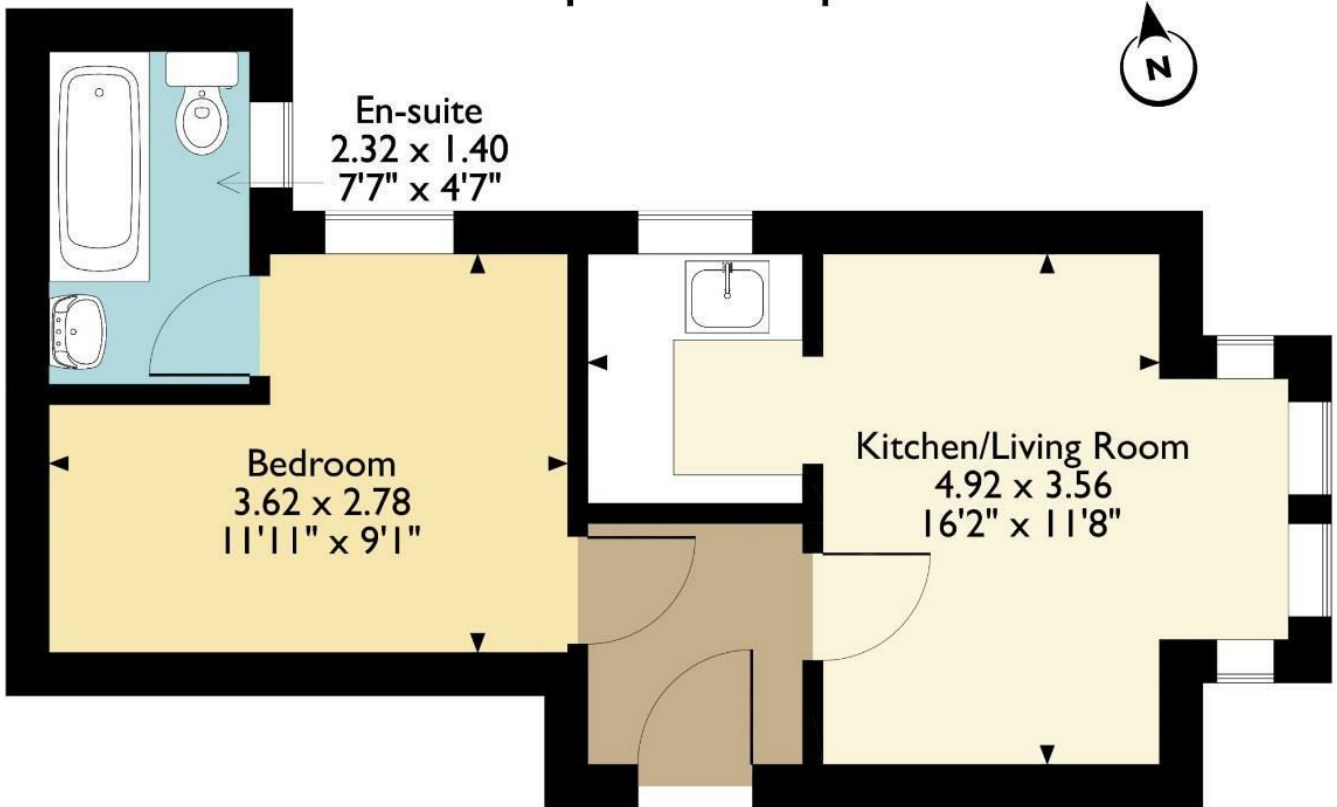
Richmond upon Thames Council Tax Band B



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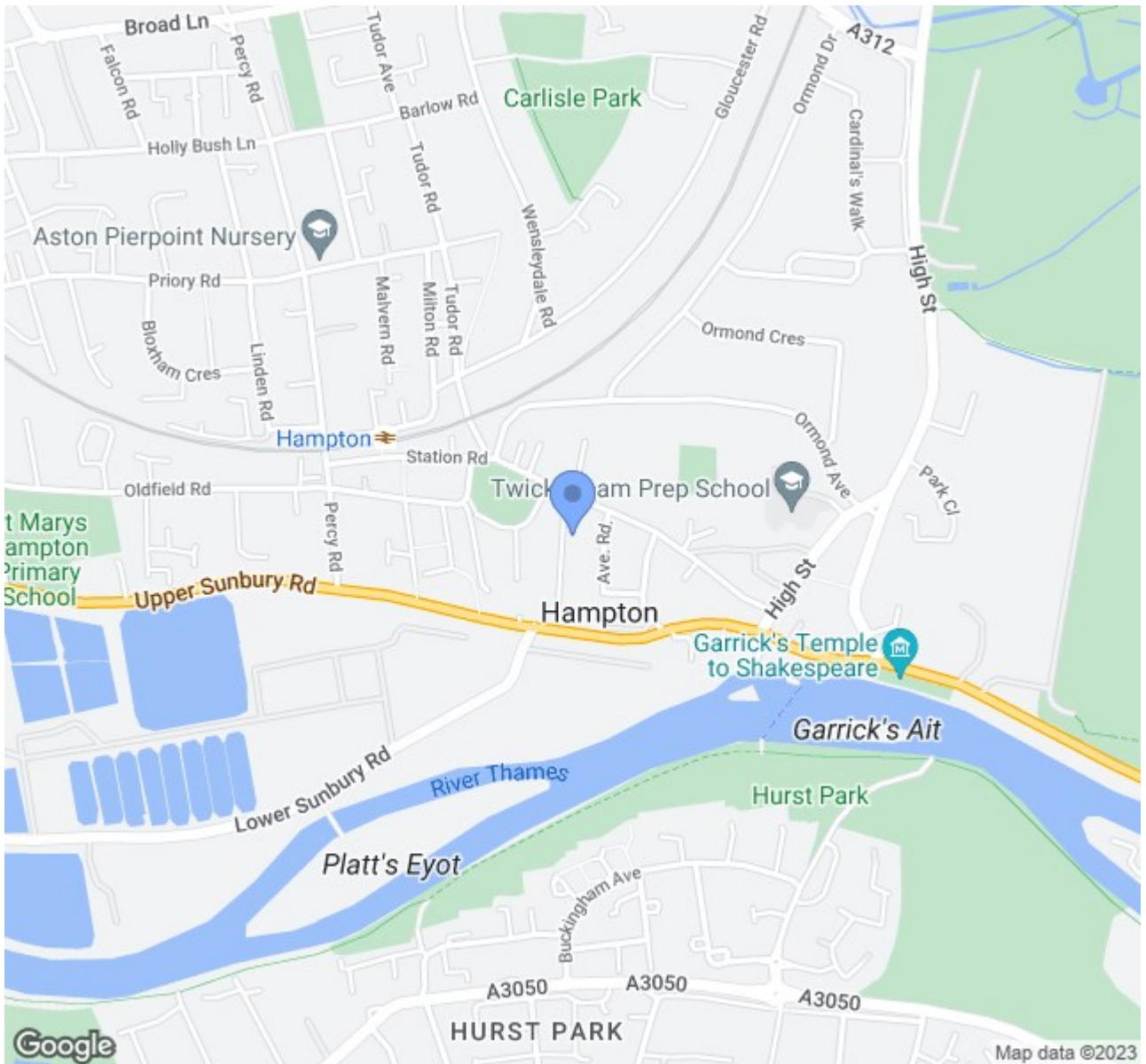


Approximate Gross Internal Area
28 Sq M/301 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		74
		65	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them