



Parkleys, Richmond **TW10**

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# Parkleys, Richmond TW10

One of very few and rarely available properties within iconic Grade II listed Parkleys and surrounded by beautifully maintained communal grounds.

This light and airy ground floor flat consists of a spacious through reception/dining room, a kitchen, three bedrooms and a bathroom.

It has a generous lease length of 899 years from 1982, and the bonus of a Share of freehold. Further benefits include a garage and also shared lockup storage.

Enjoy a stroll through the grounds - there is even a path across to Ham Common and Richmond Park or walk to the shops and services of Ham Parade approximately 400m away.



**Guide price:** £650,000

**Tenure:** Share of freehold plus leasehold, approximately 899 years remaining

**Service charge:** £2,640 per annum, reviewed every 1 year, next review due 2024

**Local authority:** London Borough of Richmond Upon Thames

**Council tax band:** E





## Location

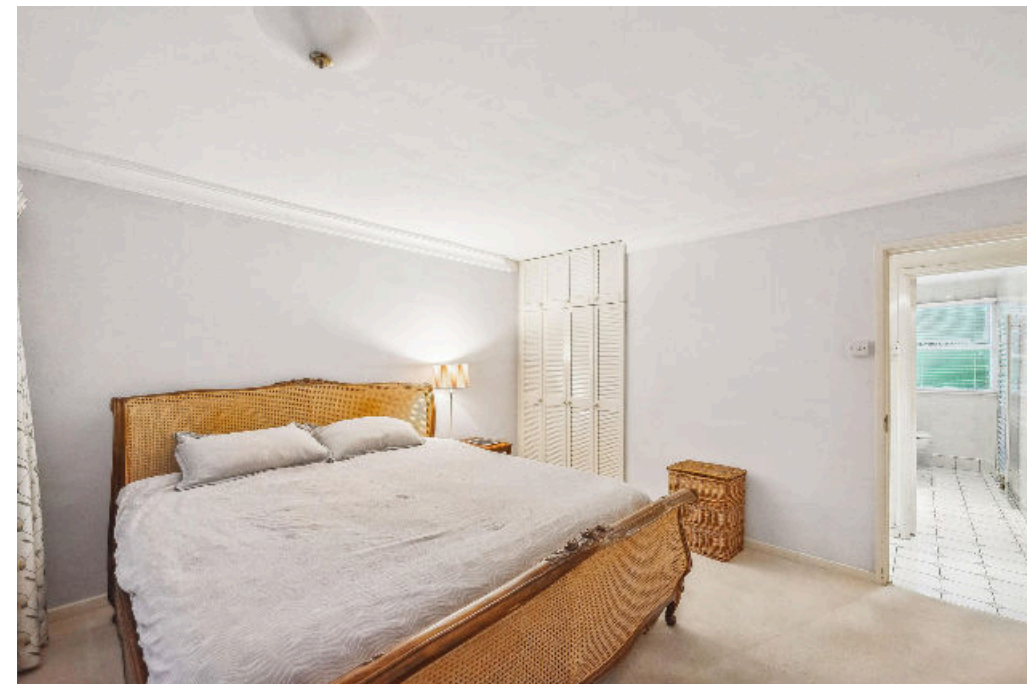
Parkleys is a sought after development located just off the Ham Parade in the Royal Borough of Richmond upon Thames.

The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo.

Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and Ham Common, the River Thames and Richmond Park are also near by.

The standard of schooling in the immediate area is excellent within both the private and state sector.

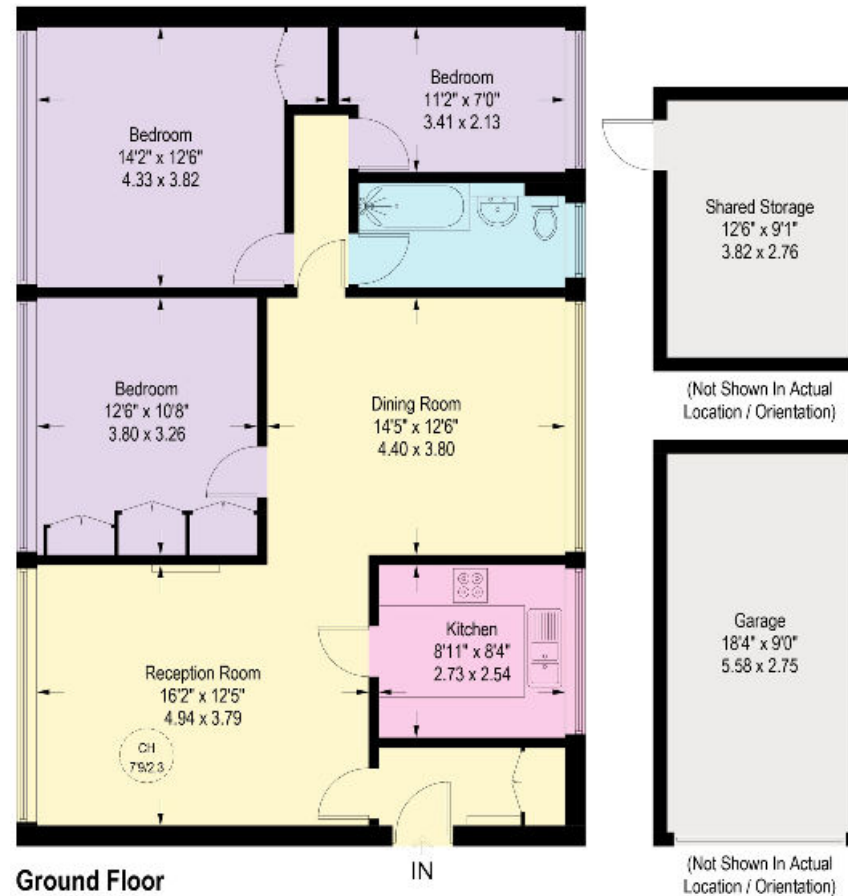
\*Please note, we have not yet received confirmation from the client regarding certain information for this property. You should ensure you make your own enquiries regarding material information about this property.





## Marlowe Court, Parkleys, Richmond, TW10

Approximate Gross Internal Area = 992 sq ft / 92.2 sq m  
Garage / Shared Storage = 278 sq ft / 25.8 sq m  
Total = 1270 sq ft / 118 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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