



## Needham Court, Blagrove Road, TW11 0EF

An impressive two bedroom, two bathroom apartment with roof terrace and private parking.

ESTATE & AGENT

— Tailored, local and personal —

## Needham Court, Blagrove Road, TW11 0EF Guide Price £600,000 - Leasehold

A luxurious two bedroom, two bathroom second floor apartment with private terrace and secure residents' underground parking is offered to the market for sale. Needham Court is situated in a purpose built development, completed approximately ten years ago and located a stone's throw from Royal Bushy Park in Teddington, within very easy access to Hampton Wick and Kingston upon Thames.

Offering approximately 71 Sq. M (766 Sq. Ft) the spacious, welcoming and recently redecorated accommodation briefly comprises; secure communal entrance with lift and stairs to second floor, a good sized private inner hallway with large storage cupboard with plumbing for a washing machine, an impressive open-plan reception room with defined living and dining areas and a sleek and stylish fitted kitchen with a range of wall and base units with integrated appliances. This light and airy room makes the most of the apartment's commanding position with both a private balcony and a fantastic private terrace (4.42M x 7.94M) with astro turf and patio areas enjoying pleasant views toward Bushy Park offering a precious and sought after outside space over and above what is usually offered with an apartment. The accommodation continues with two double bedrooms with built in wardrobes, the master with ensuite shower room with walk-in shower and a separate family bathroom/w.c. with a contemporary white suite, attractive tiling and heated towel rail.


The property benefits from central heating, double glazing, refitted floor coverings and boasts an allocated private parking space in the secure underground residents' car park with lift access to the accommodation floors - making returning home from work, shopping trips and holiday a more convenient affair. Visitor parking is also available on a first come, first served basis with a permit scheme in place. The property is set in well maintained communal gardens. Local bus services are on hand as well as train services to London Waterloo via Wimbledon, Clapham Junction and Vauxhall in approximately half an hour from Hampton Wick and Kingston train stations. There are a variety of local shops, cafés and restaurants as well as good schools and leisure activities in the surround areas - with something on offer for all.

The vendor has informed there are 114 years remaining on the lease and the service charge is £2200.00 per annul and ground rent of £350.00 per year. The sale of this beautiful home offers a rare opportunity to purchase a substantial apartment with flexible and versatile living spaces both inside and out, set in a wonderful location with much to offer its next owner. Viewing comes highly recommended.



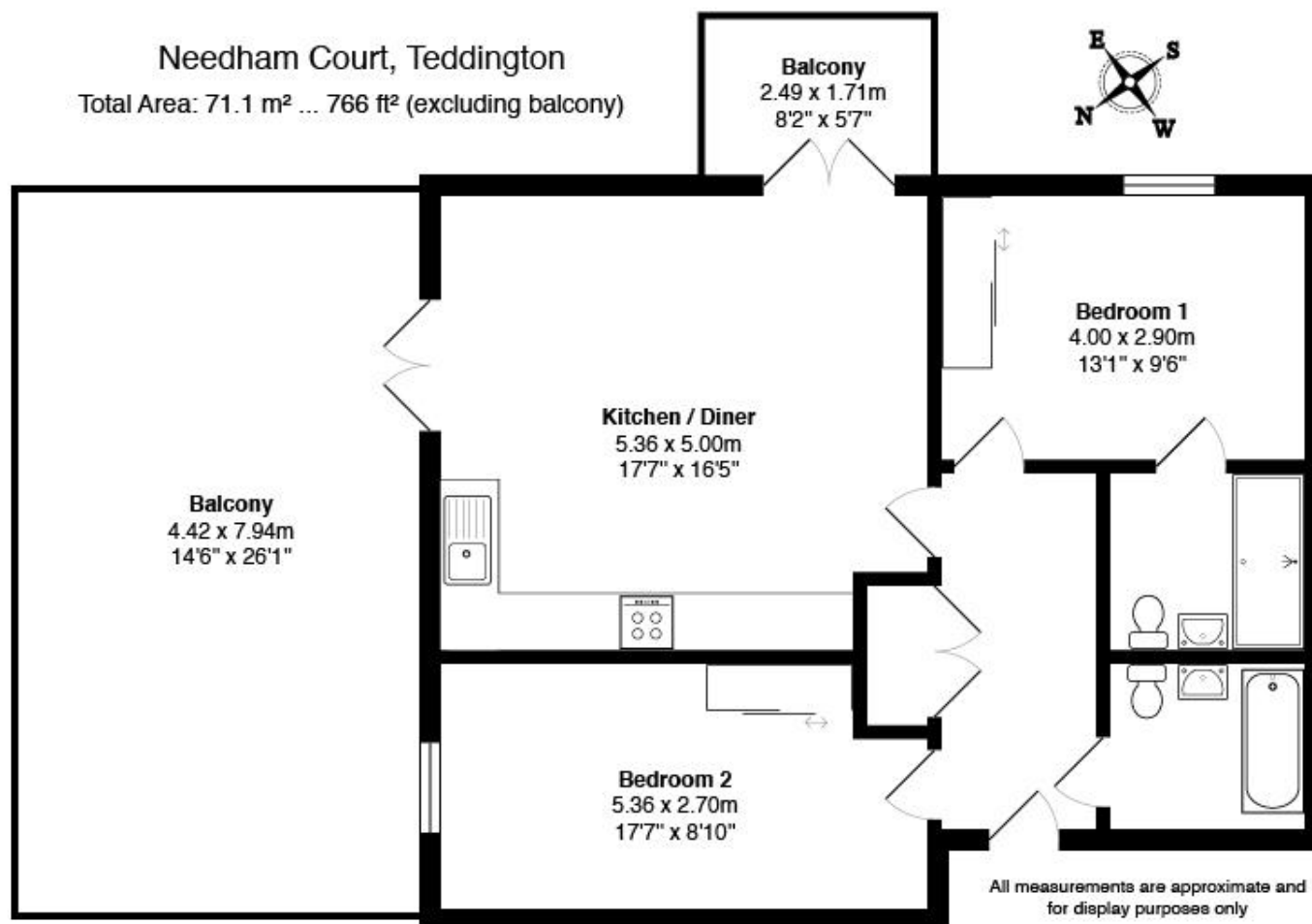
- Private terrace and balcony
- Secure residents' underground car park
- Views of Bushy Park
- Two beds/two bathrooms
- Stylish & contemporary open-plan living
- Kitchen with integrated appliances
- Lift access
- EPC rating of B
- Transport links to London
- Close to Hampton Wick, Teddington & Kingston upon Thames



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>		82	82
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	



Viewing strictly by  
appointment via  
Estate and Agent



CONTACT

Estate and Agent  
Hampton Wick  
Kingston Upon Thames  
KT1 4AY

david@estateandagent.com

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

0208 914 7884

www.estateandagent.com

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 Estate & Agent has any authority to make or give any representation of warranty in relation to this property.

**ESTATE & AGENT**  
— Tailored, local and personal —