



## Braham Court, Blagrove Road, Teddington, TW11

Asking Price: £299,000

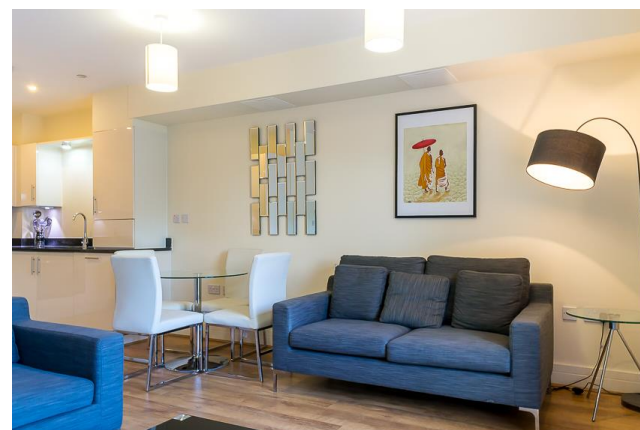
 Benham  
& Reeves

# Braham Court, Blagrove Road, Teddington, TW11

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A modern and stylish one bedroom apartment situated on the first floor of Braham Court. Spanning an approximate 577 square feet, this apartment comprises of a well presented open plan living area with a fully fitted kitchen area with integrated appliances, space for dining and floor to ceiling windows leading out to a private balcony with views over an impressive courtyard garden. There is a spacious double bedroom with built in wardrobes and a bathroom with a heated towel rail, mirrored storage, fitted shower and chrome fixtures and fittings. Other benefits include wood floors in the reception, a storage cupboard in the hallway and allocated parking space. The property has been finished to a high standard and is neutrally decorated throughout.

Braham Court is located within close proximity to Kingston-Upon- Thames town centre, offering a variety of shops, cafes and restaurants. Hampton Wick train station is also within easy reach. The development overlooks the green spaces of Bushy Park.





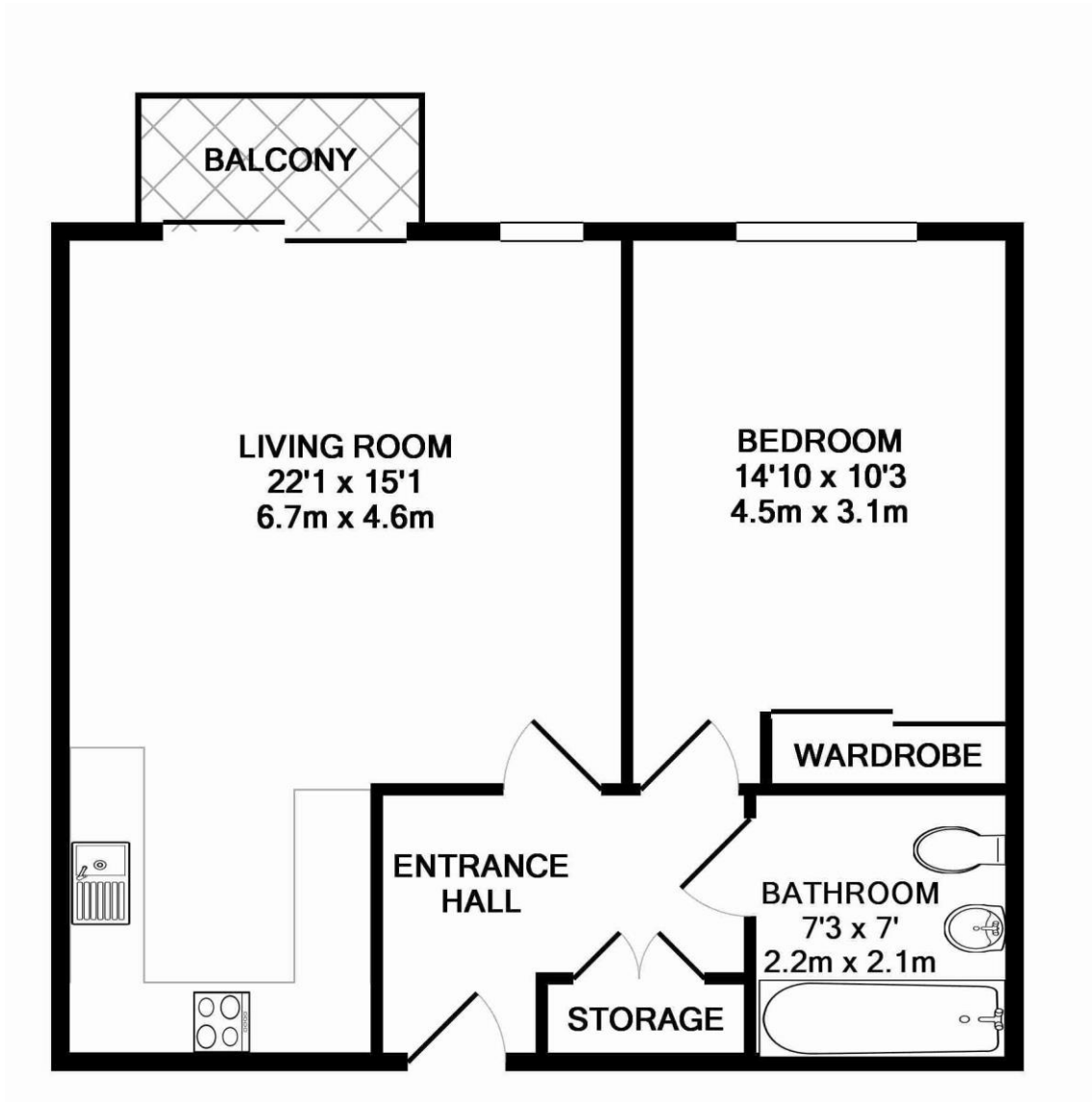
# Braham Court, Blagrove Road, Teddington, TW11




## Property Features:

- One Bedroom
- One Bathroom
- First Floor
- 577 Square Feet (Approx.)
- Private Balcony
- Allocated Parking space
- Courtyard Views
- Close Proximity to Kingston-Upon-Thames Town Centre
- Hampton Wick Station





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(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 	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£299,000
Tenure:	Leasehold Expires 01/01/2261 Approximately 237 Years Remaining
Ground Rent:	£300 (per annum) for the year 2023
Service Charge:	£1900 (per annum) for the year 2023
Anticipated Rent:	£1,500 pcm Approx. 6 % Yield

## Viewings:

All viewings are by appointment only through our Hammersmith Office.

Our reference: BEA210001

T: 020 3282 3700

E: [hammersmith.sales@benhams.com](mailto:hammersmith.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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