

## 4 Langridge Mews, Hampton, TW12 3NZ



**Asking Price £299,500 Leasehold**



**A delightful 2-bedroom first floor, light-filled purpose-built apartment with designated parking, which has been tastefully decorated by the present owners. Situated in a sought-after quiet development close to the amenities of Hampton village, with excellent transport links. Long lease remaining.**



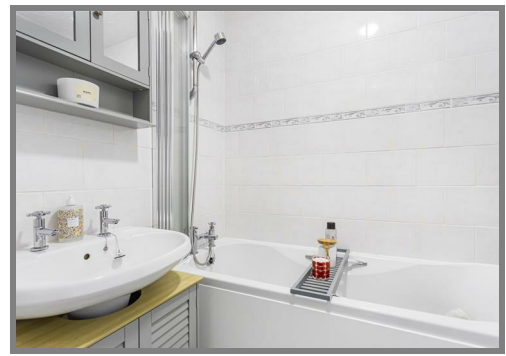
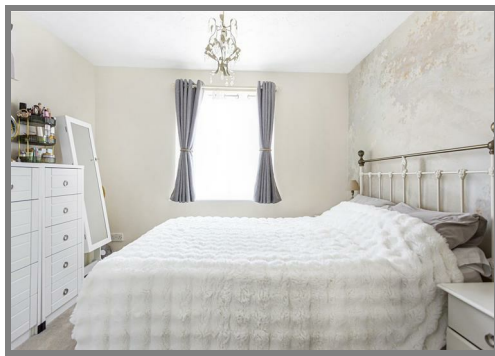
# 4 Langridge Mews, Hampton, TW12 3NZ

## FOR SALE

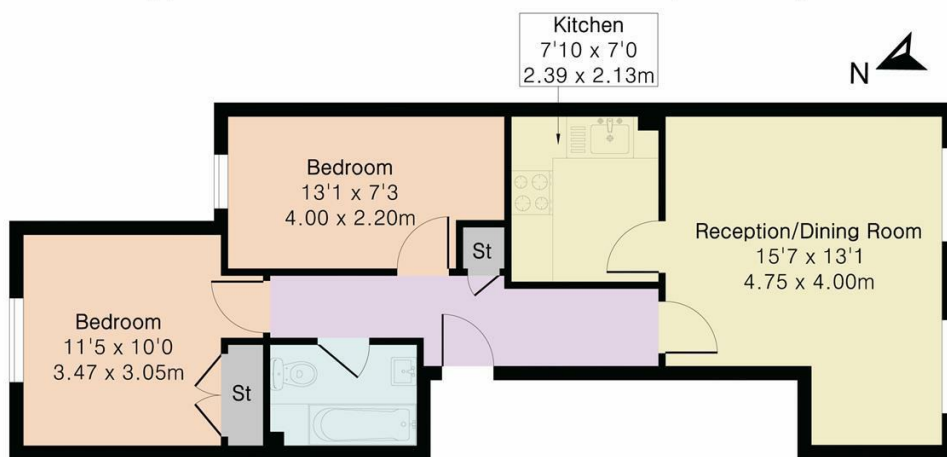
A viewing is highly recommended to appreciate this excellent first floor 2-bedroom apartment with allocated parking and a new smart video entry system. A secure communal entrance leads to a spacious hallway with stairs to the first floor. A second door leads into a shared lobby and private doorway, which opens into a hallway with access to a good-sized double bedroom with built-in storage, a large single bedroom, a family bathroom, and a sun-filled living / dining room. A separate kitchen is located off the living area. The property is in good decorative order and benefits from recently fitted double glazed windows making it cosy and well-insulated. Close by is a designated covered parking space. This would make a perfect first home for a couple or young family or would suit someone looking to downsize, or equally a great buy-to-let investment.

## LOCATION

Conveniently located close to Hampton village with a good choice of local shops and restaurants/ cafes, and excellent transport links with buses and trains to central London, Heathrow and surrounding towns including Twickenham, Richmond and Kingston. Several green open spaces are within walking distance, including Hatherop Nature Reserve and Hampton Common, and slightly further afield Hampton Court and Bushy Park.



Approximate Gross Internal Area 556 sq ft - 52 sq m



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



ESTABLISHED 1890

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

It is our aim to provide particulars that are both accurate and reliable but they are not guaranteed and would not form part of any offer or contract. Please contact us if you require clarification and we would be happy to assist. Please also note that the appliances and heating system have not been tested and therefore, no warranties can be given as to their condition.