



Wonderful two bedroom bungalow situated in the heart of Richmond.

**Regency Walk, Richmond, Surrey, TW10**

£525,000 Leasehold





Idyllic retirement home for the +55s • Wonderfully charming property • Set in communal landscaped gardens • Residents and guest parking • Situated in an enviable location

### Local Information

The location of this property is enviable, as even though it is set within tranquil gardens, local amenities of Richmond Hill and the town centre are also close by. The High Street is just 0.3 miles away, where there are wonderful restaurants and local shops.

In terms of transport, Regency Walk is just 0.4 miles from Richmond station which offers excellent underground and over ground services into central London.

### About this property

A charmingly bungalow which is part of the prestigious Clearwater House and Regency Walk, an over 55's residential development set in beautiful landscape south facing gardens in the centre of Richmond. The building was formerly used as The Vineyard School, dating from 1867.

This property has a lovely, homely feeling to it and is perfectly laid out, with a large reception area, kitchen and two bedrooms, the second of which could be used as a study. There is also the added benefit of residents and guest parking.

### Tenure

Leasehold

### Local Authority

Richmond Upon Thames

### Energy Performance

EPC Rating = D

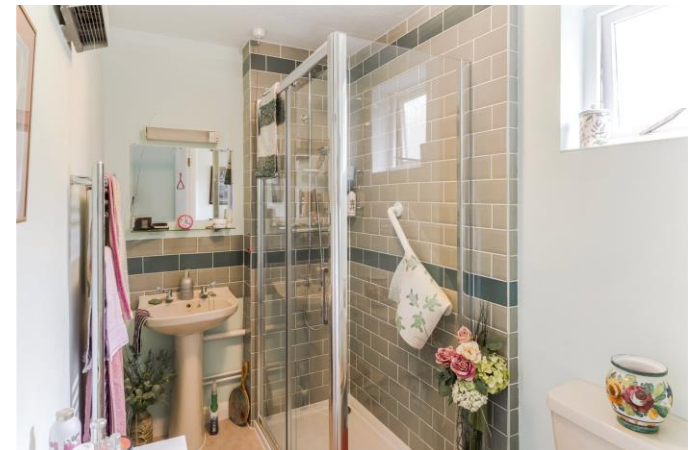
### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Richmond Office.

Telephone: +44 (0) 20 8614 9100.

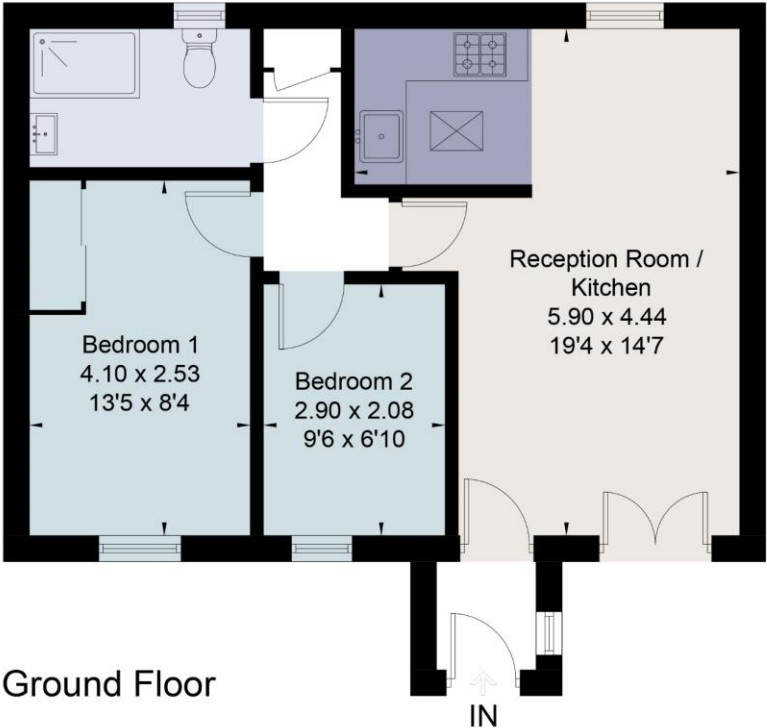







Regency Walk, Richmond, Surrey, TW10  
Gross Internal Area 583 sq ft, 54.2 m²

Approximate Area = 50 sq m / 538 sq ft  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		89
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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