

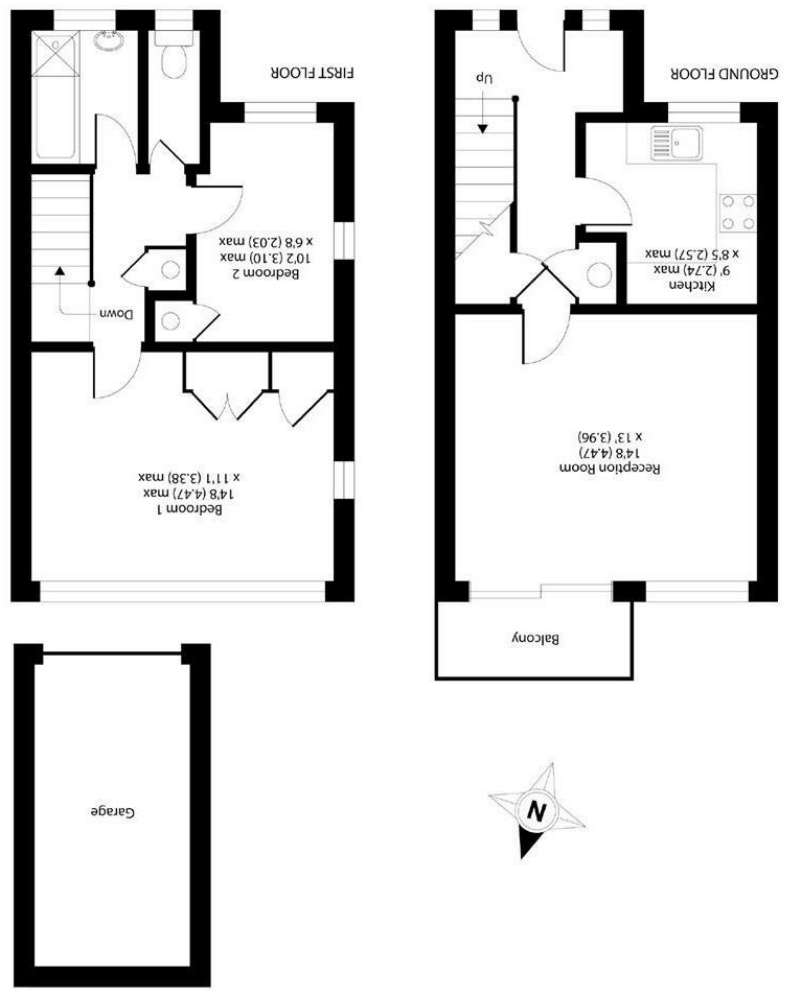


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated.
 Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 G 100-135 kWh/m ² per year 100-135 g/m ² per year	 5B 100-135 g/m ² per year



APPROX. GROSS INTERNAL FLOOR AREA 728 SQ FT 67.6 SQ METRES (EXCLUDES GARAGE)

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT12 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444





Manor Court

Kingston Upon Thames KT2 7AN

£390,000

A Fantastic bright two bedroom split level apartment located in this sought after North Kingston location moments from Norbiton Train station.

A fantastic two bedroom split level apartment located moments from Norbiton Station, this bright and spacious property has been well presented internally with accommodation in excess of 700sq ft, comprising of modern Kitchen, large living room with sliding patio doors onto a delightful balcony. To the upper floor there is a large master bedroom with fitted wardrobes, second bedroom, modern bathroom and separate WC. Externally there is the added bonus of a garage.

Situation

Situated between Norbiton village & Kingston town centre with their tremendous range of shopping & transport facilities. Norbiton rail station with its direct service into Waterloo is moments away and the A3 which serves both London and the M25 is easily accessible by car. The standard of schooling in the immediate area is excellent within both the private & state sectors.

Tenure: Leasehold
Local Authority:

