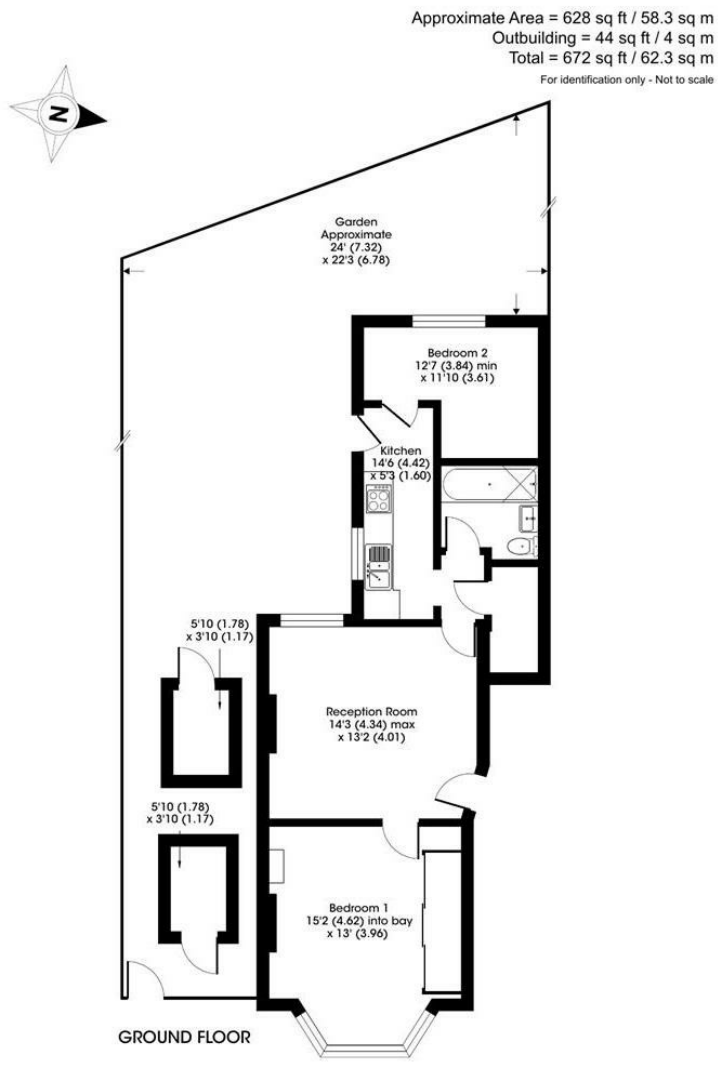
Minerva Road

Kingston Upon Thames KT1 2QA



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1005306

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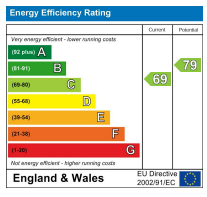

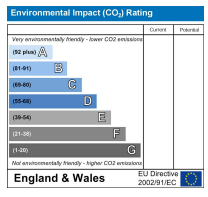

Important Information

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.

The Property Ombudsman
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Guide Price £495,000

- Ground Floor Conversion Garden Flat
- Close to Fairfield
- 167 years remain on lease
- Service Charge £150 per annum
- Shared Parking Space

* Tenure: Leasehold

- Fantastic Potential to Extend
- Central Kingston Location
- EPC Rating 'C'
- Sunny West Facing Garden
- Council Tax Band - 'C'

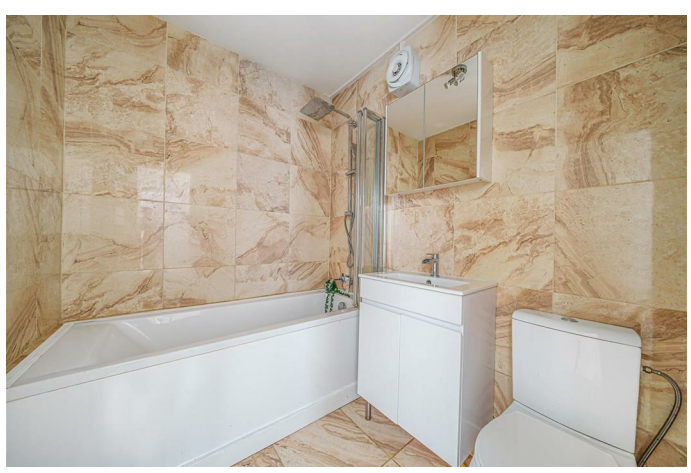
* Local Authority: Kingston upon Thames

Description

This lovely two bedroom ground floor conversion apartment will make a wonderful home. Decorated to a very high standard and full of character features and atmosphere with a light and airy spacious feel. What makes it extra special are its great room sizes, high ceilings, its very own low maintenance, private West facing garden and a non-allocated parking space.
With Fairfield Park at the end of the road, the property is superbly located and is in close proximity to Kingston town centre and Norbiton and Kingston train stations.
The property has huge potential to extend.
Viewings are highly recommended to experience what this lovely property has to offer.

Situation

Set in a prime central Kingston location, the apartment is conveniently located for access to the town centre with its array of shops, restaurants and transport links. Excellent schools are also nearby.

Fairfield Park is at the end of the road, as is the Kingfisher Leisure Centre. Home Park, Bushy Park and Richmond Park are on the doorstep.

The property is a short walk from Kingston station which has a frequent service to London Waterloo, making it an ideal location for commuters.