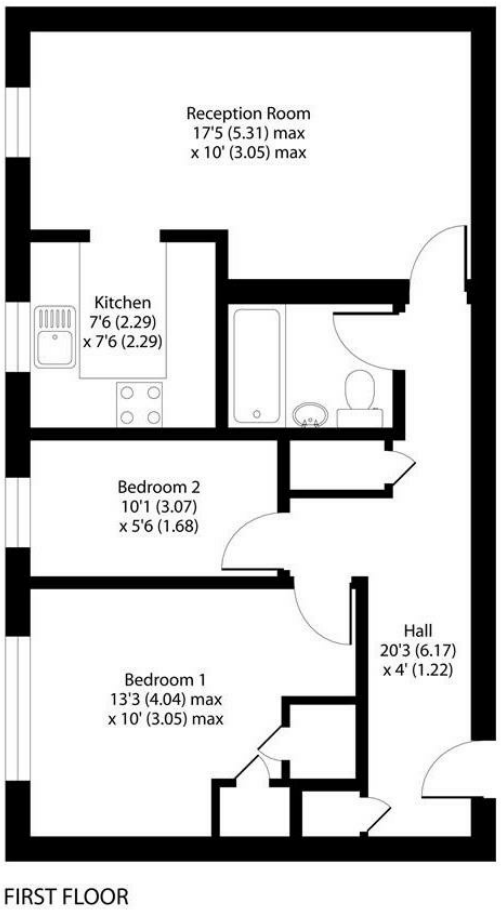
Approximate Area = 575 sq ft / 53.4 sq m
For identification only - Not to scale



FIRST FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 781007

gibson lane

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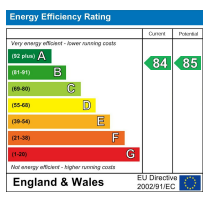
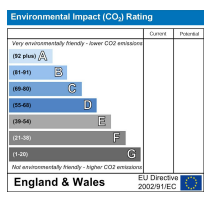
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444





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 £385,000

- Spacious Modern 2 Bedroom Flat
- Allocated Parking Space
- Gated Development
- Pretty Communal Gardens
- Close to Kingston Town Centre and Train Station
- EPC Rating - B
- Council Tax Band - D
- 987 Years Remain on Lease
- Service Charge £1,214.00 p.a.
- CHAIN FREE

* Tenure: Leasehold - Share of Freehold

* Local Authority: Kingston

Description

Gibson Lane proudly present to the market a modern two bedroom apartment located in a gated development close to both Kingston town centre and excellent transport links. The property had recently undergone a full refurbishment throughout and comprises of a modern kitchen, bright & spacious reception room, one spacious double bedroom, single second bedroom and modern tiled bathroom. External benefits to this lovely property include an allocated parking space within the gated complex along with lovely communal gardens for all residents.
The property is being sold chain free and viewings are highly recommended.

Situation

Sigrist Square is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. Richmond Park and the River Thames are also within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors.