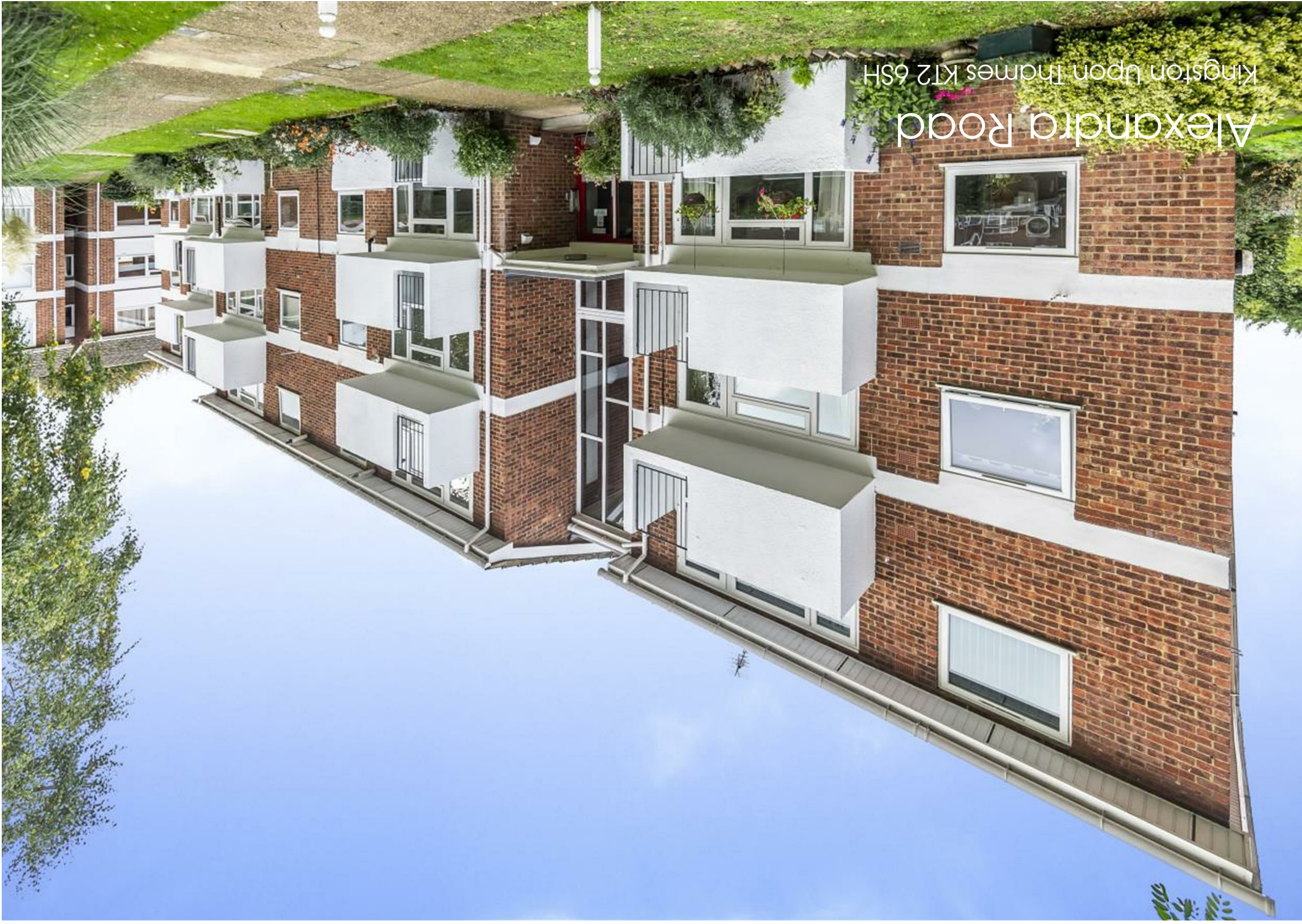

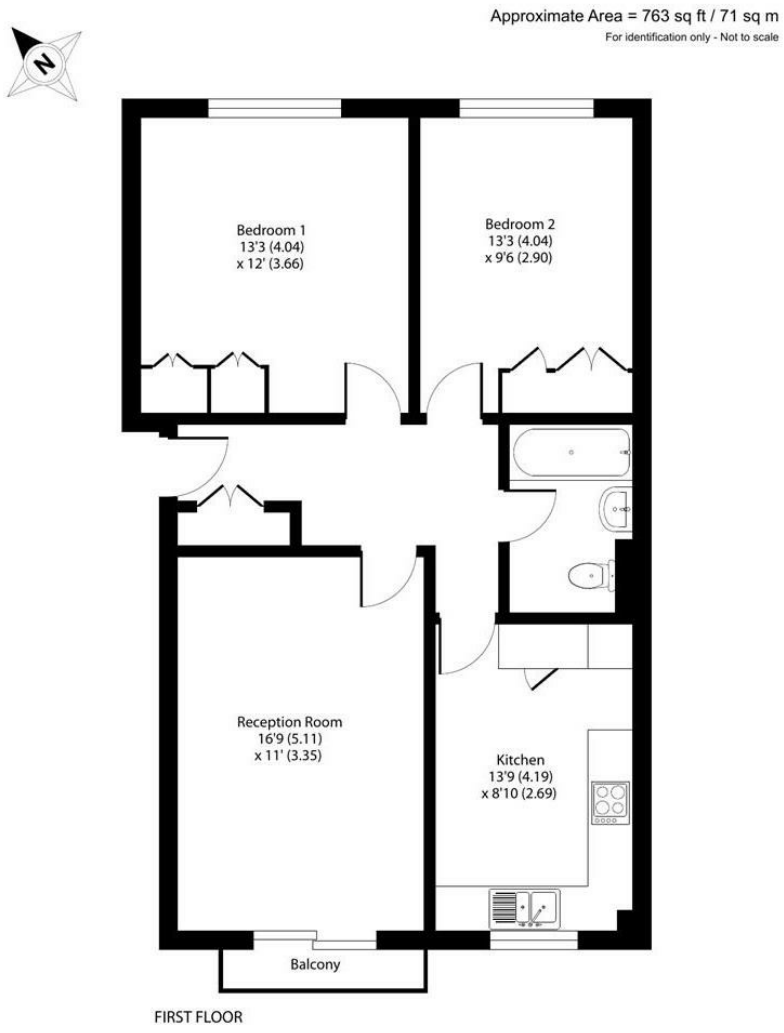

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Gibson Lane. REF: 911375

gibson lane

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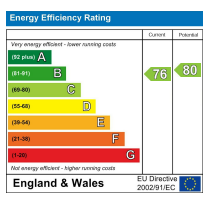
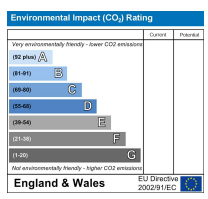
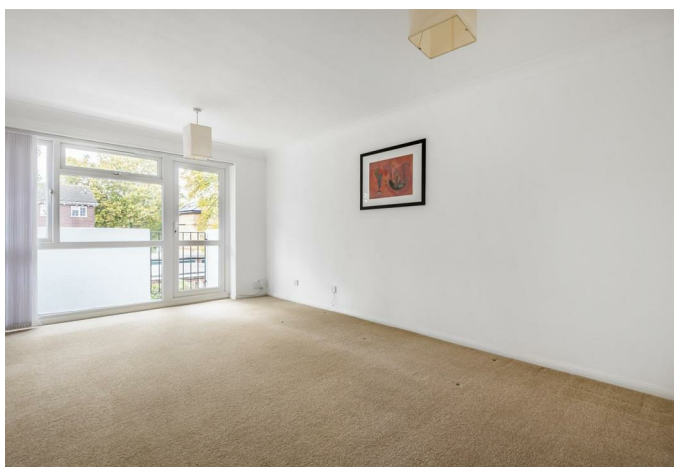




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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
naea | propertymark PROTECTED
arla | propertymark PROTECTED



Guide Price £425,000

- First Floor Flat
- Two Double Bedrooms
- Garage
- Well Presented Internally
- Beautiful Communal Gardens
- Private South West Facing Balcony
- Share Of Freehold
- No Onward Chain
- EPC Rating - C
- Service Charge - £1400 pa

* Tenure: Leasehold - Share of Freehold

* Local Authority: Kingston Upon Thames

Description

Situated in an enviable location in North Kingston, moments from Richmond Park, is this spacious first floor apartment. Rosewood Court is a well maintained residential development surrounded by pretty communal gardens accessed via a secure communal front door. Upon entering the flat there is a spacious entrance hallway with storage cupboard, a light and airy South facing reception room with private balcony overlooking the communal gardens, modern fitted kitchen, good sized bathroom and two double bedrooms overlooking the beautiful gardens of the neighbouring Victorian houses. There is plenty of storage throughout, double glazing and gas central heating with a new Megaflow pressurised hot water system. Further benefits include a garage, a Share of the Freehold plus the property is offered with no onward chain.

Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits, Alexandra Road is an extremely sought after address. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants, bars, market stalls and Rose Theatre a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors to include St Paul's Church of England and Alexandra Primary School which are just a stone's throw away. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.