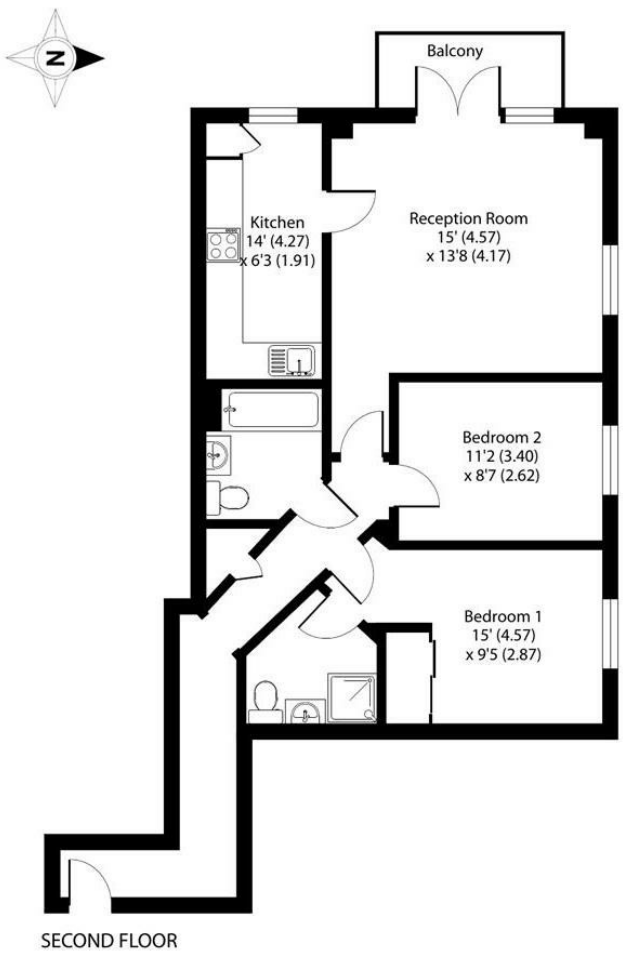
# Royal Quarter, Seven Kings Way

Kingston Upon Thames KT2 5AF

Approximate Area = 770 sq ft / 71.5 sq m

For identification only - Not to scale



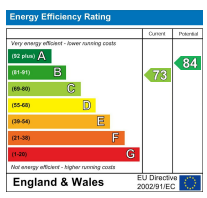

SECOND FLOOR

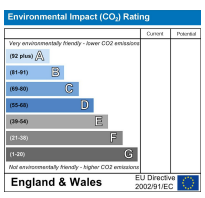
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1190012

gibson lane

34 Richmond Road
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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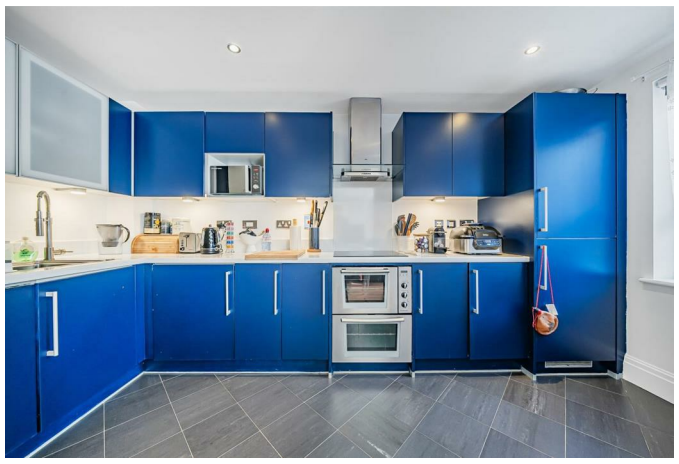


## Guide Price £465,000

- Two Bedroom Apartment
- Two Bathrooms
- Immaculate Condition Internally
- Spacious Accommodation Approaching 800sqft
- Underground Parking Space
- Master with En-Suite Bathroom
- Larger Balcony Overlooking the Grounds
- North Kingston Location
- EPC Rating - C
- Council Tax Banding - E

* Tenure: Leasehold

* Local Authority: Kingston Upon Thames

## Description

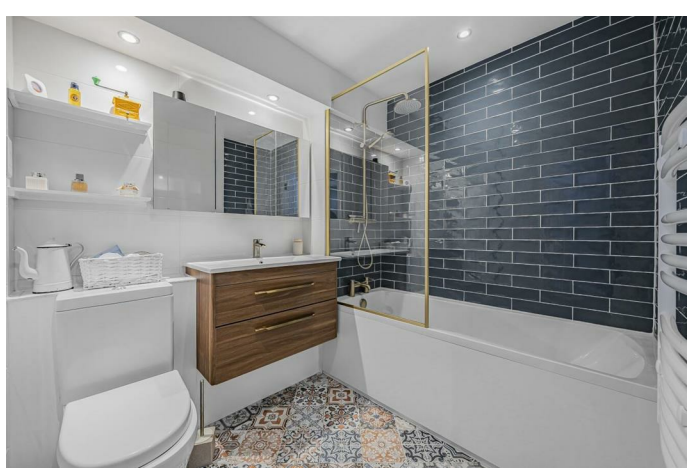
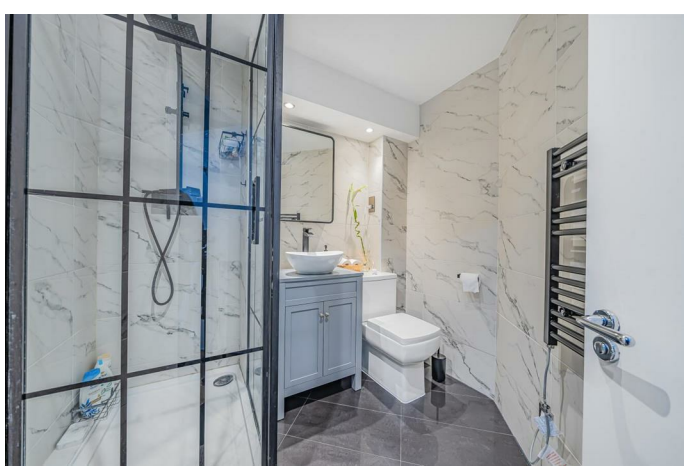
A stunning two-bedroom apartment located in the prestigious Royal Quarter on Seven Kings Way, Kingston Upon Thames.

The property has recently undergone complete refurbishment by the current owners and is finished to an impeccable standard internally. The property provides spacious accommodation approaching 800sqft to include a spacious reception room with westerly facing balcony, kitchen with high end appliances, brand new family bathroom plus two excellent sized bedrooms, the master comes complete with a luxurious en-suite bathroom.

The property boasts plenty of natural light throughout, high ceilings and high specification finish throughout the apartment making this property a 'turn key' experience for a buyer.

For those with a vehicle, the underground parking provides security and ease of access. Furthermore, the large balcony offers a peaceful outdoor space where you can enjoy your morning coffee or unwind in the evenings.

This property truly encapsulates modern living with its spacious layout and desirable features. Don't miss the opportunity to make this beautifully presented flat your new home.

## Situation

The Royal Quarter is a prestigious residential development offering secure underground allocated parking, 24hr concierge service, residents gym, beautiful communal gardens and the building also meets the new safety requirement regulations with a EWS1 SAFE CERTIFICATE. These fine apartments are ideally situated in this sought after North Kingston location moments from Canbury Gardens and the River Thames, Kingston town centre with its many shops, bars, eateries and overland station a short stroll away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.