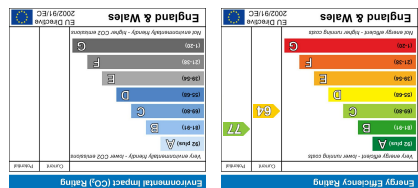


Important Information  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance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





### Guide Price £350,000

- One Bedroom Ground Floor Apartment
  - Private Communal Garden
  - Recently Renovated
  - No Onward Chain
  - Short Walk to High Street and Train Station
  - Off Street Allocated Parking Space
  - Share of Freehold
  - 971 Years Remain on Lease
  - Service Charge £1700 p.a.
- \* Tenure: Share of Freehold                      \* Local Authority: Kingston upon Thames

### Description

Welcome to this superb ground floor apartment with a private communal garden and an allocated parking space. Conveniently located near New Malden High Street and moments away from New Malden train station with its fantastic travel links to London Waterloo. Beverley Park is a short walk in the opposite direction. Recently refurbished this property is presented in excellent condition and is sold with no onward chain. The property features well balanced accommodation including a spacious open plan living area with large bay window, modern kitchen and bathroom and a generous hallway leading to a double bedroom with fitted wardrobes.

### Situation

The property is ideally positioned for New Malden high street with their range of shops, restaurants and bars. New Malden Station give direct access into Waterloo and the Beeline Way Cycle route. The A3, which serves both London & M25, is easily accessible by car. The standard of schooling within Coombe is excellent within both the private and state sectors, the area also has an abundance of leisure facilities to include golf courses, tennis clubs, riding schools and private & public health clubs.

