

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.

Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO ₂) Rating	B



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Client Money Protection: We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

Redress: We hold independent redress with Property Redress

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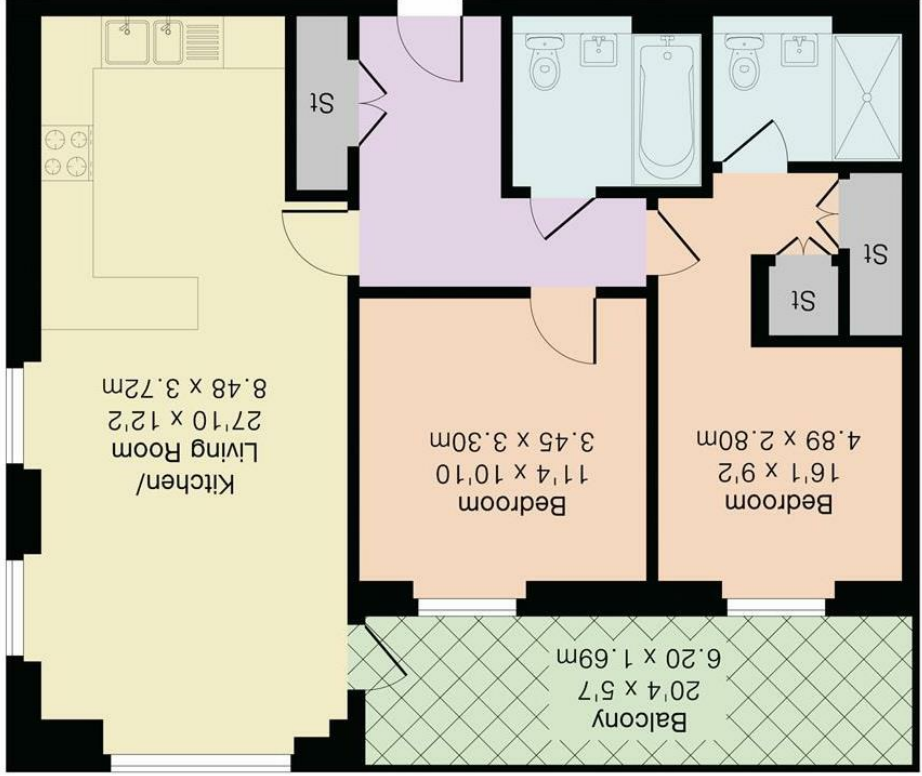
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Fourth Floor



Approximate Gross Internal Area 798 sq ft - 74 sq m



Queenshurst Square
 Kingston Upon Thames KT2 5FY



Guide Price £585,000

- Luxurious Two Bedroom Apartment - Chain Free
- High End Specification
- Stunning Communal Grounds
- Secure Underground Parking
- Superb Balcony
- Concierge | Lift | Gym | Cinema Room
- Service Charge - £2272.00 bi annually
- EPC Rating - B
- Council Tax Banding - E
- Ground Rent £212.00 p.a.

Tenure: Leasehold
Local Authority: Kingston upon Thames

* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This luxurious fourth floor apartment, built in 2019 by Berkeley Homes, boasts a spacious 798 sq ft of living space, offering a fantastic open plan style of living with an impressive 27 ft contemporary kitchen with high end fitted appliances, a modern bathroom and two beautifully designed bedrooms with built in wardrobes.

Externally there is an incredible balcony - a perfect spot to unwind and enjoy the outdoors right at your doorstep.

There is also a secure underground parking space with charging points, ensuring convenience and peace of mind for residents.

The property provides top-class facilities including a lift service, concierge, residents' gym, and even a cinema room for your entertainment needs.

Situated in a superb location, Queenshurst Square provides easy access to all the amenities Kingston has to offer, from shopping and dining to The River Thames and Richmond Park.

This property is being sold chain free and an internal viewing is highly recommended!



Situation

Queenshurst is a modern residential development and is one of the more sought after locations in North Kingston. The development is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park a short distance 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.

