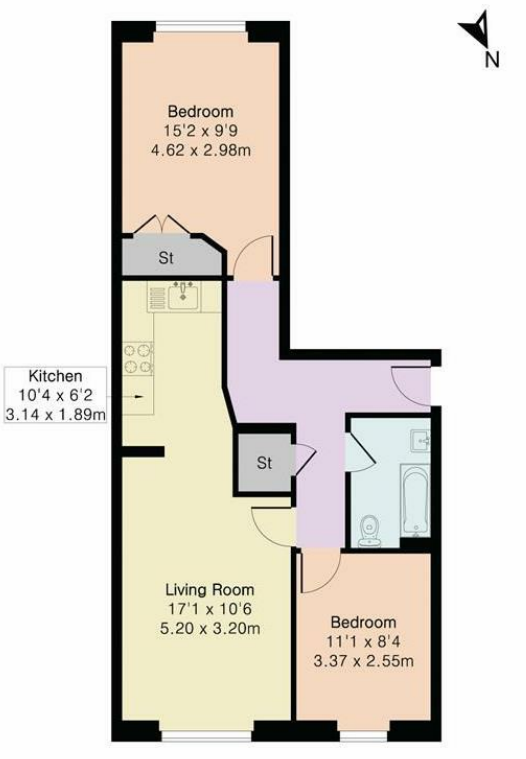
# Sopwith Way,

Kingston Upon Thames, Surrey, KT2 5AG

**Approximate Gross Internal Area 643 sq ft - 60 sq m**




Second Floor

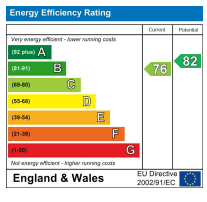

gibson lane

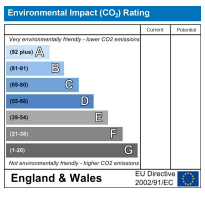
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444


PINK PLAN

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.

gibson lane





**Important Information**

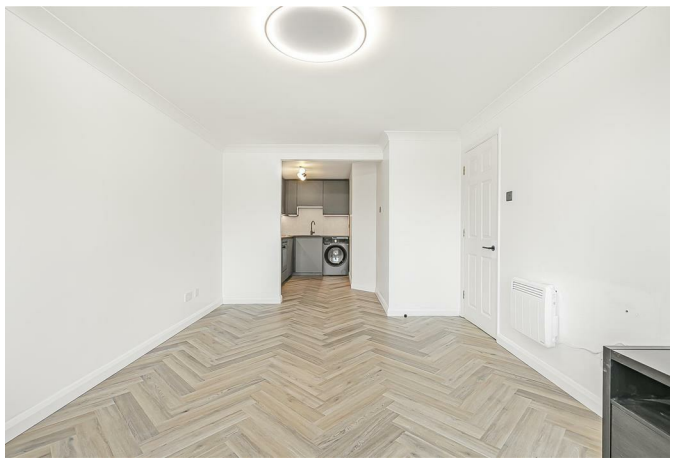
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

- Newly Renovated Modern 2nd Floor Flat
- Lovely Modern Kitchen With Integrated Appliances
- 2 Double Bedrooms
- Modern Tiled Bathroom With Bath & Shower
- 1 Allocated Parking Space
- Residents Gym & Communal Gardens
- Lift Access
- Excellent Location Very Close To Central Kingston & Train Station
- EPC Rating - C
- Council Tax Band - D

£2,250 Per Calendar Month

Sopwith Way,
Kingston Upon Thames,
Surrey,
KT2 5AG



## Description:

Gibson Lane proudly present to the market a stunning second floor newly renovated two double bedroom flat, located in this popular development very close to Kingston town centre & Kingston station. Having just undergone a renovation the property comprises of a new modern kitchen with integrated appliances, open-plan reception/dining room, two good size double bedrooms and a modern tiled bathroom with bath & shower. The development provides communal gardens, residents gym and visitors parking spaces, being a short walk from Richmond Park & the River Thames this is a very desirable place to live along with having excellent rated local schools in close proximity.

## Location:

Regents Court is a centrally located development which is conveniently positioned for Kingston town centre & Kingston station which provides direct access into Waterloo. The communal aspects of this development include communal gardens, residents gym, visitor parking and allocated parking subject to ownership. Richmond Park and the River Thames are within a short walk with Canbury Gardens a very popular location for those who like a stroll along the river or a space to relax and unwind. The standard of schooling in the immediate area is excellent within both the private and state sectors.

**Furnishing:** Furnished/unfurnished
**Local Authority:** Kingston Upon Thames
**Council Tax Band:** D
**Available Date:**
**Deposit:** £2,596
**Tenancy Term:** Long Term