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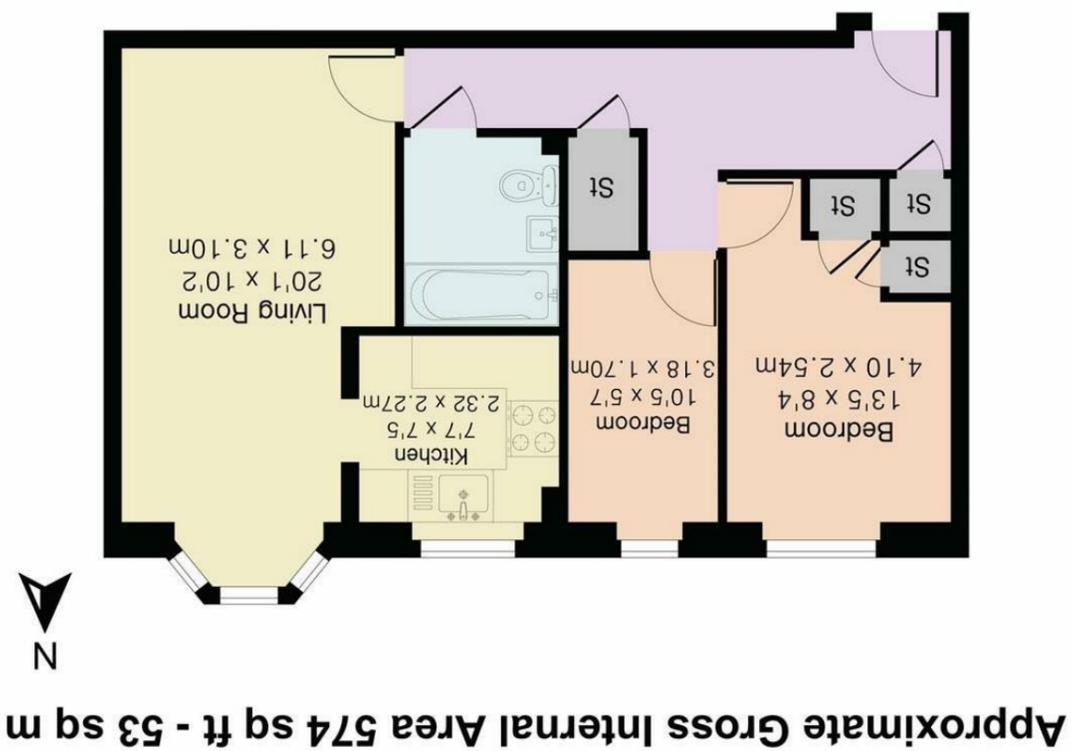
Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
 G 77 100 kWh/m <sup>2</sup> per year 100 g/kWh CO <sub>2</sub> per year	 E 100 g/kWh CO <sub>2</sub> per year



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.



## Ground Floor



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



**Sigrist Square**  
 Kingston Upon Thames KT2 6JT



## Guide Price £370,000

- Sold with No Onward Chain
- Spacious Two Bedroom Flat
- Allocated Parking Space
- Gated Development
- Pretty Communal Gardens

\* Tenure: Leasehold

- Close to Kingston Town Centre and Train Station
- 987 Years Remain on Lease
- Service Charge £1,214.00 p.a.
- EPC Rating - B

\* Local Authority: Kingston upon Thames

## Description

Nestled in the heart of Kingston Upon Thames, this charming two-bedroom flat offers a delightful blend of comfort and convenience. Situated within a secure gated development with lovely communal gardens, the property boasts allocated off-street parking, ensuring peace of mind for residents.

There is a spacious open lounge and dining room, which seamlessly leads through to a well-appointed kitchen. This layout is perfect for both entertaining guests and enjoying quiet evenings at home. The flat features two bedrooms, providing ample space and a family bathroom.

The location of this property is truly exceptional. It is just a stone's throw away from Kingston train station, making commuting a breeze. The vibrant town centre, with its array of shops, restaurants, and cafes, is also within easy reach. For those who appreciate the great outdoors, Richmond Park and the picturesque River Thames are nearby, offering beautiful green spaces for leisurely strolls and recreational activities.

This flat is an ideal choice for first-time buyers, young professionals, or those looking to downsize, combining a prime location with comfortable living spaces. Do not miss the opportunity to make this lovely property your new home.

The property is being sold with no onward chain.

## Situation

Sigrist Square is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. Richmond Park and the River Thames are also within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors.

