

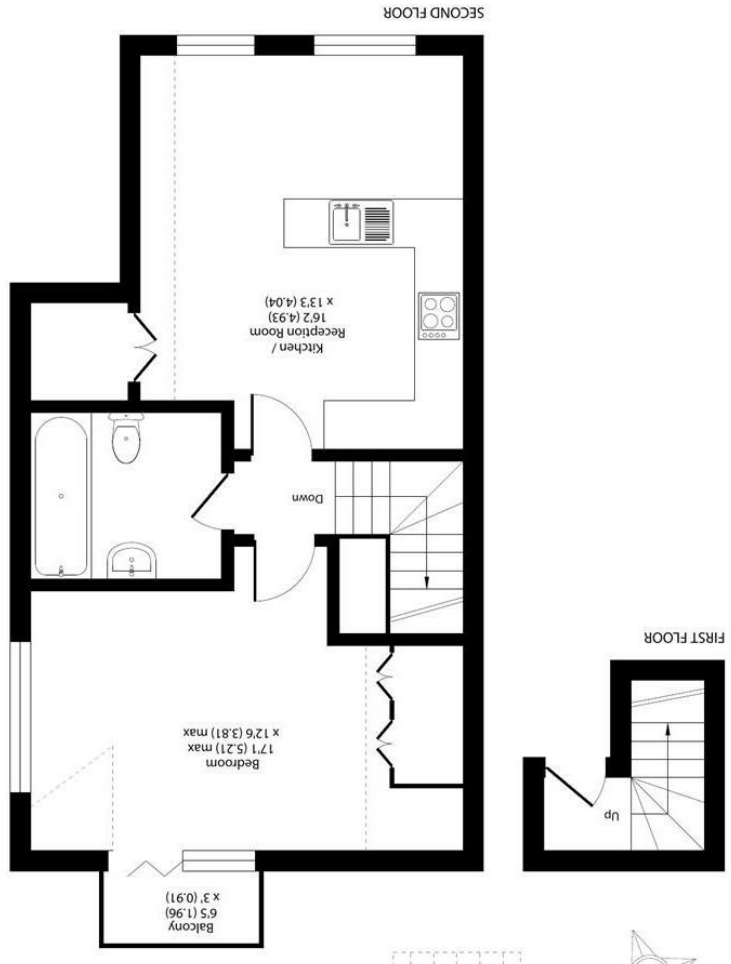
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not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

Energy Efficiency Rating	
Energy Efficiency Class	G
Energy Efficiency Score	7/10

Environmental Impact (CO <sub>2</sub> ) Rating	
Environmental Impact Class	F
Environmental Impact Score	16.2 (4.93)

RICS Certified Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards (RICS 2018) (RICS 2018) (RICS 2018)  
 Produced for Gibson Lane, REF: 65452



Denotes restricted head height  
 Approximate Area = 447 sq ft / 42 sq m  
 Total = 534 sq ft / 50 sq m  
 Including Limited Use Areas = 87 sq ft / 8 sq m  
 For identification only - Not to scale

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



Cross Road  
 Surrey KT2 6HG



**Guide Price £320,000**

- Modern Apartment
- One Bedroom
- Fully Fitted Modern Kitchen
- Balcony
- Council Tax Band C
- Share of Freehold
- EPC Rating - C
- Lease - 986 years remaining
- Service Charge - ZERO
- Ground Rent - ZERO

\* Tenure: Leasehold - Share of Freehold upon Thames

\* Local Authority: Kingston

## Description

Gibson Lane present to the market a modern one bedroom apartment forming part of this contemporary development situated in a popular North Kingston location. The property is finished to an excellent standard throughout and benefits from solar panels, fully integrated appliances in the kitchen and a balcony off the bedroom. Further benefits include just a short walk from Kingston town centre and Richmond Park with all amenities on your door step.

## Situation

Cross Road is situated in the popular North Kingston area, which is conveniently located for Kingston Town Centre with its wealth of shops, bars, restaurants and mainline station, Richmond Park with its many acres of open space and the Thames with its pleasant riverside walks are also close by.

