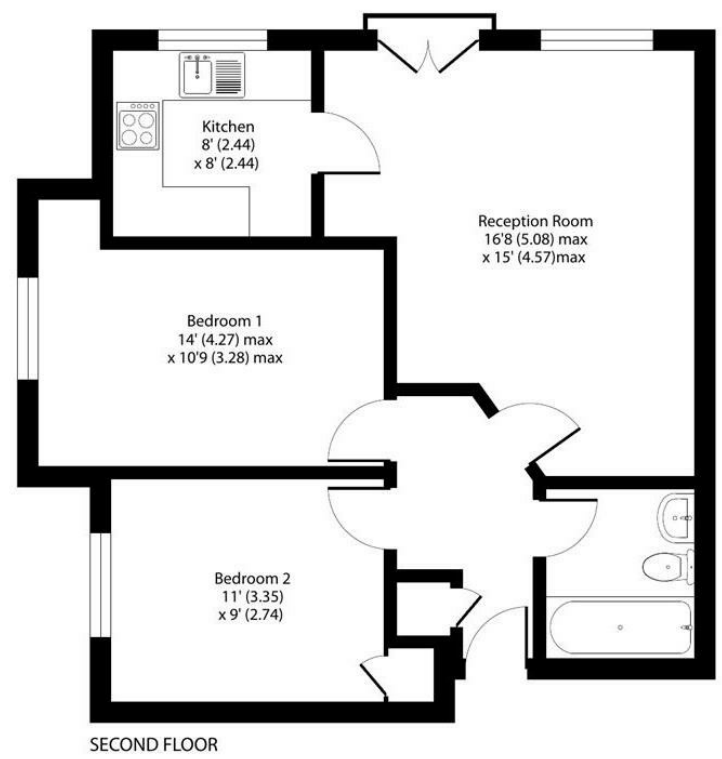
John Austin Close

Surrey KT2 6SU

Approximate Area = 618 sq ft / 57.4 sq m

For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Gibson Lane. REF: 966686

gibson lane

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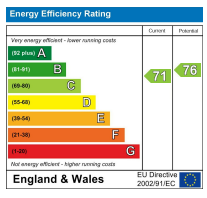

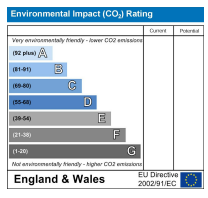

Important Information

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
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Guide Price £375,000

- Two Double Bedrooms
- Juliette Balcony
- Close To Kingston Station
- Central Kingston
- Off Street Parking
- Top Floor
- EPC Rating - C
- Service Charge £1,100 p.a.
- 166 years on lease

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

Gibson Lane present to the market a newly decorated fantastic two bedroom apartment situated in a gated development in the centre of Kingston close to the Station and Town centre. The property comprises of two good sized double bedrooms, kitchen, living area with a Juliette balcony and a family bathroom. The property benefits from double glazing & wooden flooring throughout with external benefits that include communal gardens, an allocated parking space and a bike storage.

Situation

John Austin Close is a quiet gated development which 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. The standard of schooling in the immediate area is excellent within both the private and state sectors.