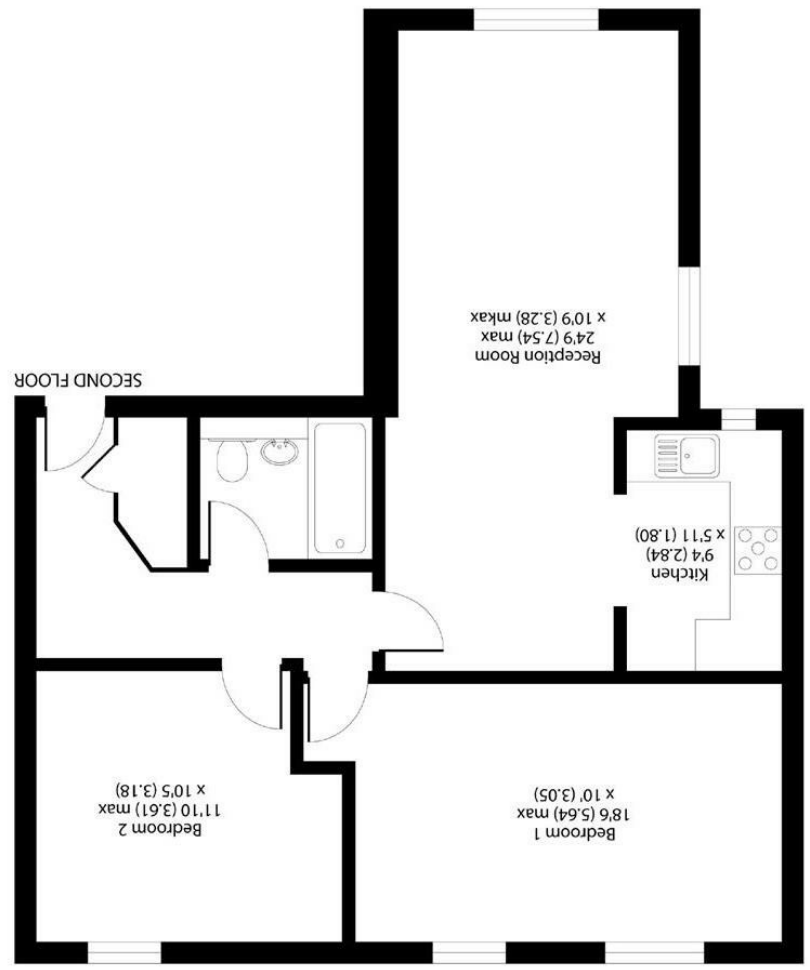


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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 | |
|--------------------------|--------|
| A | 92-100 |
| B | 81-91 |
| C | 69-80 |
| D | 55-68 |
| E | 49-54 |
| F | 35-48 |
| G | 1-34 |

| Environmental Impact (CO ₂) Rating | |
|--|-------|
| A | 1-10 |
| B | 11-20 |
| C | 21-30 |
| D | 31-40 |
| E | 41-50 |
| F | 51-60 |
| G | 61-70 |



APPROX GROSS INTERNAL FLOOR AREA 747 SQ FT 69.4 SQ METRES

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



Hawker Court
 Kingston Upon Thames KT1 3JR



Guide Price £395,000

- Top Floor Apartment
- No Onward Chain
- Two Double Bedrooms
- Well presented internally
- Allocated parking space

- Communal Gardens
- 182 Year Lease
- Service Charge £110 per month
- Council Tax Band - D
- EPC Rating - E

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

Description

FANTASTIC INVESTMENT OPPORTUNITY

A stunning two bedroom top floor apartment located just moments from Kingston town centre. The property has spacious accommodation in excess of 750sqft comprising two double bedrooms, stylish bathroom, fully fitted kitchen with integrated appliances opened up to Dining area and Living room. Further features include an allocated off-street parking space and communal gardens. It is also being sold with no onward chain. Fantastic opportunity for an investor looking to expand their portfolio. The flat is available with tenants already in contract.

NB photos taken prior to current tenancy

Situation

Hawker Court is a popular residential block conveniently situated for Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is near by and the area is well served by local buses.

