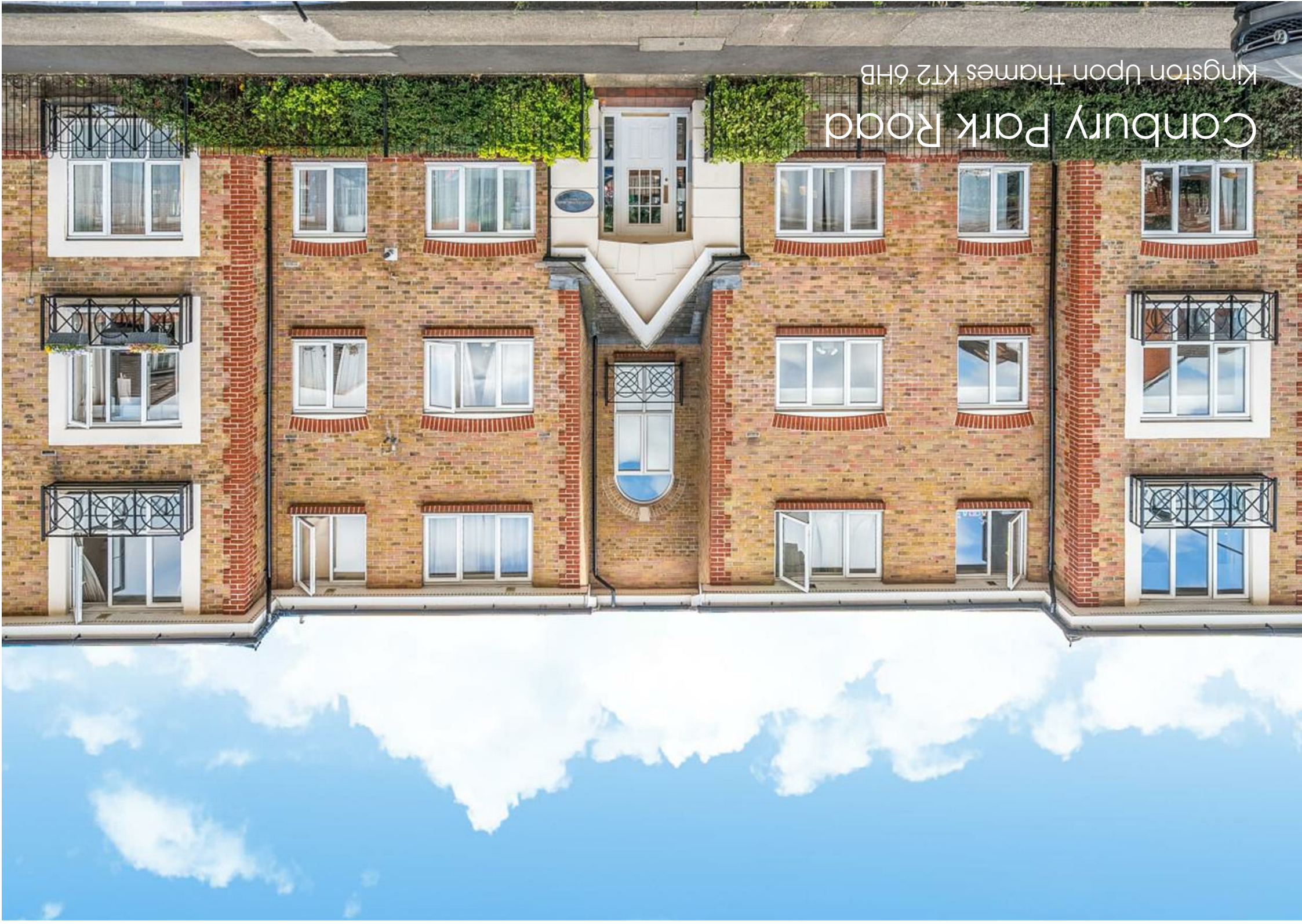
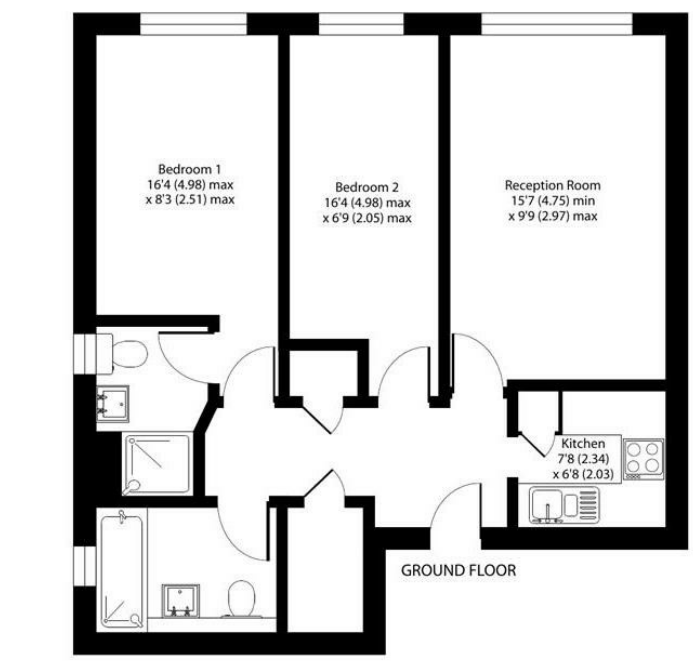



Approximate Area = 630 sq ft / 58.5 sq m

For identification only - Not to scale




gibson lane

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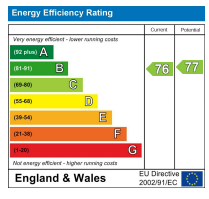


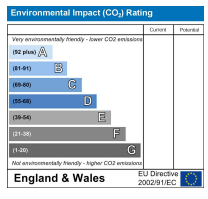


RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1150938

## 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 £415,000

- Vacant Modern Ground Floor Flat
- No Chain
- Recently Renovated and Decorated
- Allocated Gated Parking
- Service Charge - £1,528.00 p.a.
- Ground Rent - £300 p.a.
- Council Tax Band - D
- 101 Years Remain on Lease

* Tenure: Leasehold

* Local Authority: Kingston upon Thames

## Description

Welcome to this stunning property located on the desirable Canbury Park Road moments from Kingston train station and town centre. This immaculate modern ground floor flat boasts a prime North Kingston location, offering convenience and style.

As you step into this recently refurbished and decorated flat, you are greeted by 1 reception room, 2 bedrooms, and 2 bathrooms, providing ample space for comfortable living. The property, built in 2000, exudes a contemporary feel with its modern design and layout.

One of the standout features of this flat is the allocated gated parking space, ensuring that your vehicle is secure and easily accessible. This convenience is a rare find in such a sought-after location.

Whether you are looking for a stylish home or a lucrative investment opportunity, this property ticks all the boxes. Don't miss the chance to own this fantastic apartment in a prime location. Contact us today to arrange a viewing and make this modern flat your new home!

## Situation

Canbury Park Road 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.