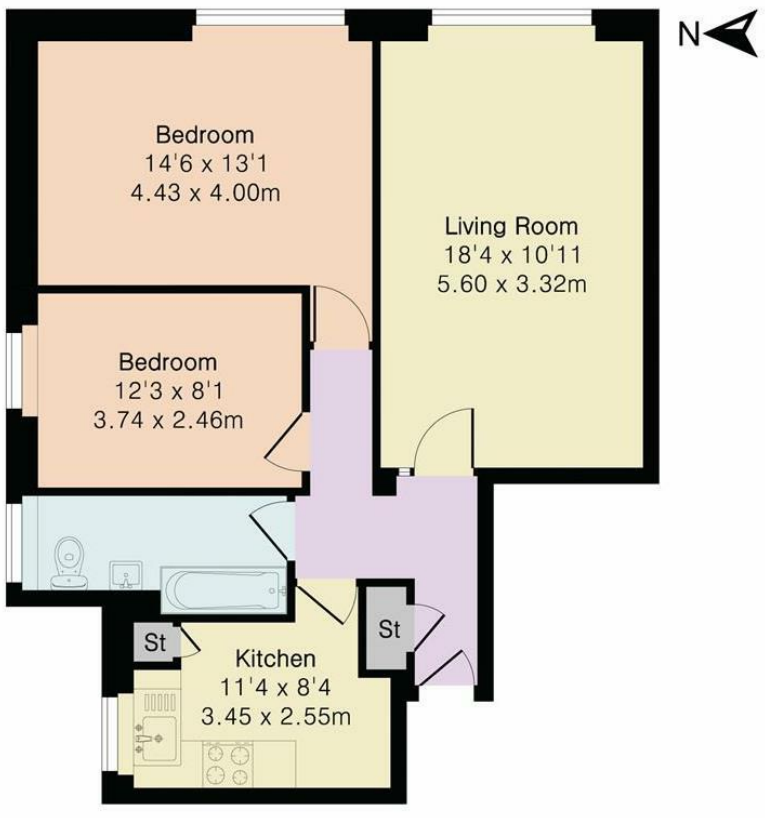
Approximate Gross Internal Area 676 sq ft - 63 sq m



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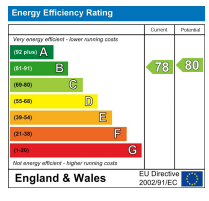

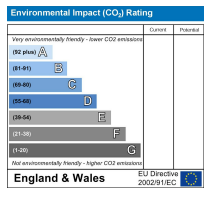

PINK PLAN

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.

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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

- River Road Location
- Close to Kingston and River Thames
- Short Walk to Surbiton Station
- Two Double Bedrooms
- Communal Parking and Gardens

* Tenure: Leasehold

- Service Charge - £500 per quarter
- Peppercorn Ground Rent
- 966 Years Remain on Lease
- EPC Rating - C
- CHAIN FREE

* Local Authority: Kingston upon Thames

Description

Located on Anglesea Road, a popular River Road in the charming Kingston/Surbiton border area, this delightful flat offers a perfect blend of comfort and convenience.
Inside, you will find a spacious reception room that serves as an inviting space for relaxation and entertainment. The flat features two generously sized double bedrooms, providing ample room for rest and personal space. The flat also has a modern bathroom and a well appointed kitchen.
One of the standout features of this property is its prime location. Situated close to the picturesque River Thames, residents can enjoy leisurely strolls along the water's edge. Additionally, the vibrant town centre of Kingston is just a short distance away, offering a variety of shops, restaurants, and amenities to cater to your every need. For those who commute, Surbiton Station is within easy walking distance, providing excellent transport links to London and beyond.
The flat also benefits from communal parking and gardens, allowing for a pleasant outdoor space to unwind and socialise with neighbours. This property is ideal for first-time buyers, small families, or those looking to downsize while still enjoying a vibrant community atmosphere.
In summary, this flat presents a wonderful opportunity to embrace a comfortable lifestyle in a sought-after location. With its spacious interiors and proximity to local amenities, it is a property not to be missed and is being sold CHAIN FREE.

Situation

Anglesea Road is a sought after river road located between the river Thames and Surbiton shops and restaurants. This lovely flat boasts easy access to Surbiton Station with fantastic links to London, also Kingston town centre and the River Thames are nearby.