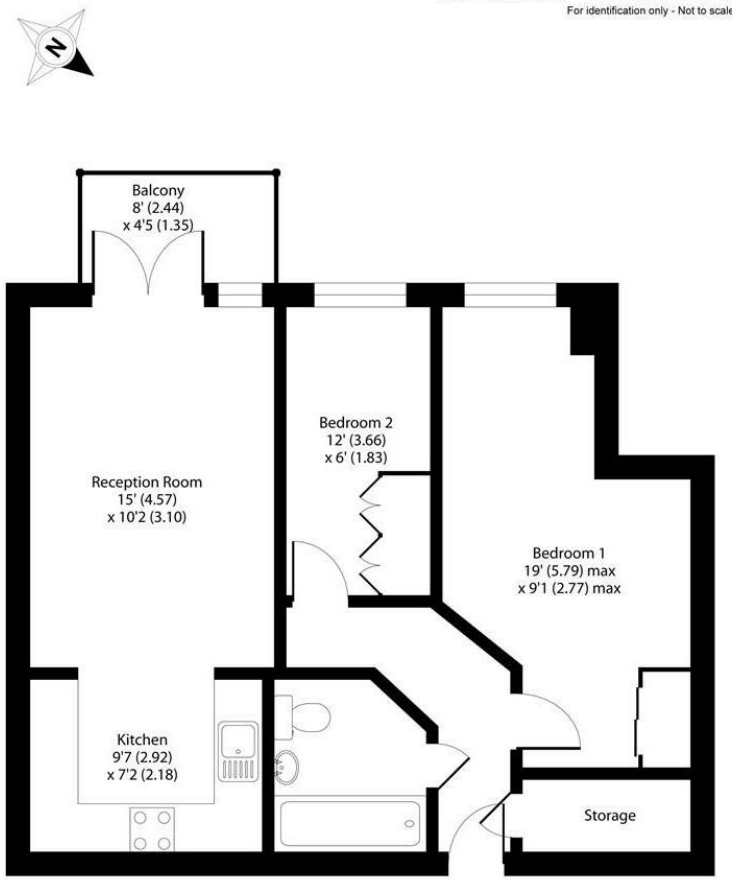
Garland House Royal Quarter

Kingston Upon Thames KT2 5AF

Approximate Area = 594 sq ft / 55.1 sq m

For identification only - Not to scale



SECOND FLOOR

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Gibson Lane. REF: 719209

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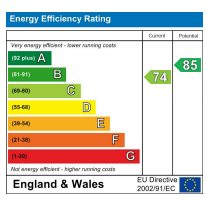

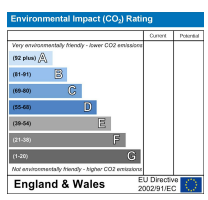

Important Information

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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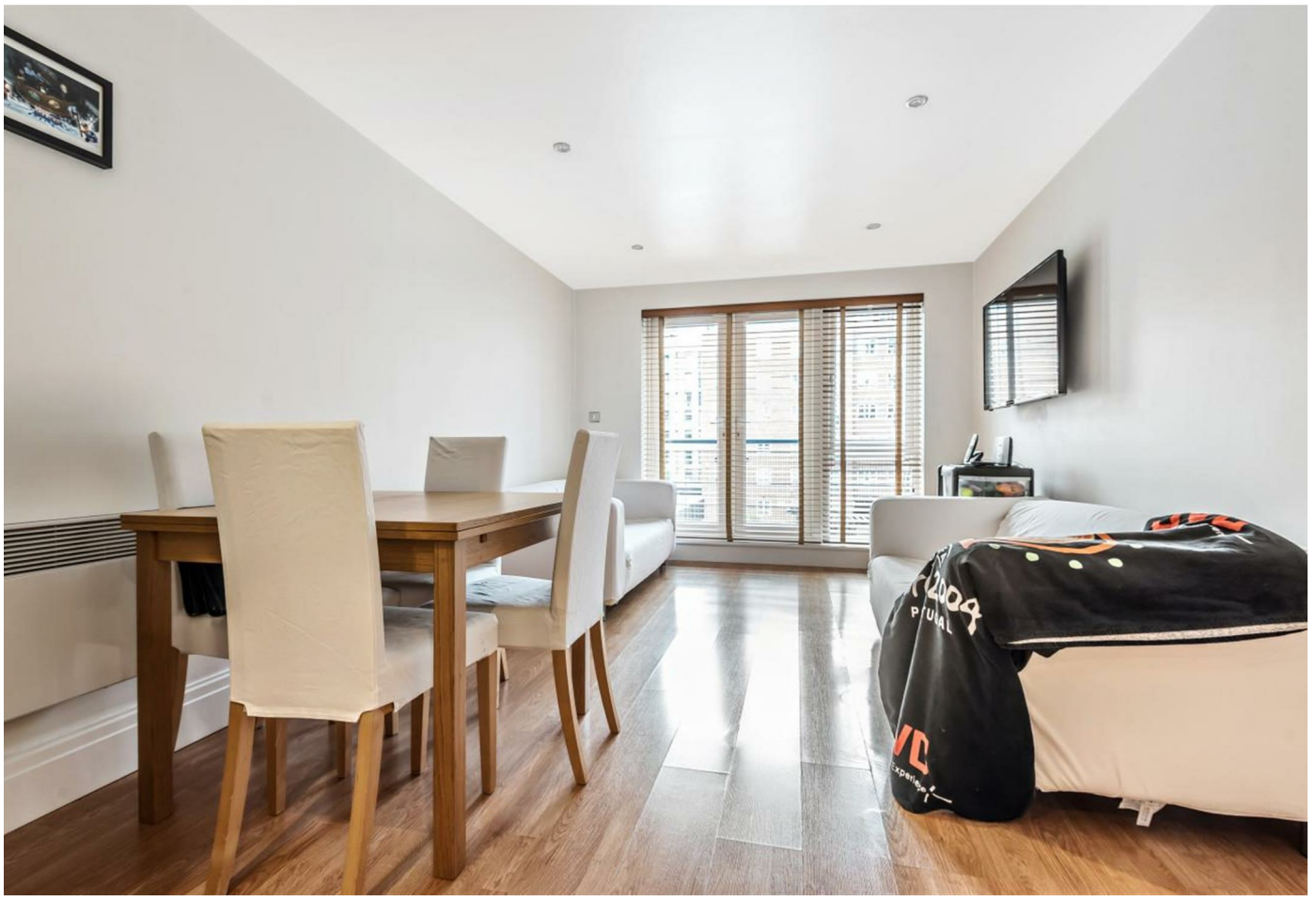

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Kingston Upon Thames KT2 5AF

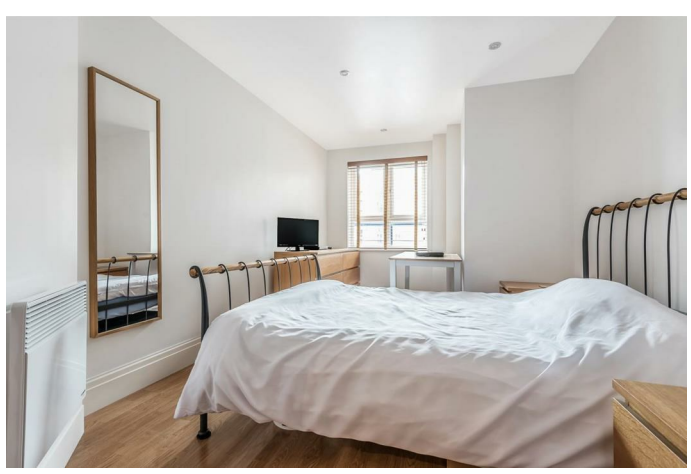
Guide Price £450,000

A superbly presented two bedroom apartment with balcony on the second floor of the prestigious Royal Quarter development offering secure underground allocated parking, 24hr concierge service, residents gym and beautiful communal gardens.

Description

A superbly presented two bedroom apartment with balcony on the second floor of the prestigious Royal Quarter development offering secure underground allocated parking, 24hr concierge service, residents gym, beautiful communal gardens and the building also meets the new safety requirement regulations with a EWS1 SAFE CERTIFICATE. The accommodation approaching 600 square foot has been recently decorated and the principle rooms are fitted with oak flooring. The wow factor is a terrific 15' reception room with double doors to a high specification kitchen and direct access to a balcony with space for a small table a chairs. Both bedrooms are fitted with wardrobes with the large master measuring a generous 19' x 9'. The modern white suite bathroom has a power shower and there is a large storage and utilities cupboard in the receiving hall. Properties of this style are always in high demand and we would thoroughly recommend a viewing at your earliest opportunity to fully appreciate what this delightful home has to offer. Lease length 978 years - CHAIN FREE - possible move by the stamp duty deadline of 30th June 2021.

Situation

The Royal Quarter is a prestigious residential development offering secure underground allocated parking, 24hr concierge service, residents gym, beautiful communal gardens and the building also meets the new safety requirement regulations with a EWS1 SAFE CERTIFICATE. These fine apartments are ideally situated in this sought after North Kingston location moments from Canbury Gardens and the River Thames, Kingston town centre with its many shops, bars, eateries and overland station a short stroll away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

Tenure: Leasehold
Local Authority: Kingston upon Thames