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Category	Rating
Energy Efficiency Rating	B
Environmental Impact (CO <sub>2</sub> ) Rating	B

**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

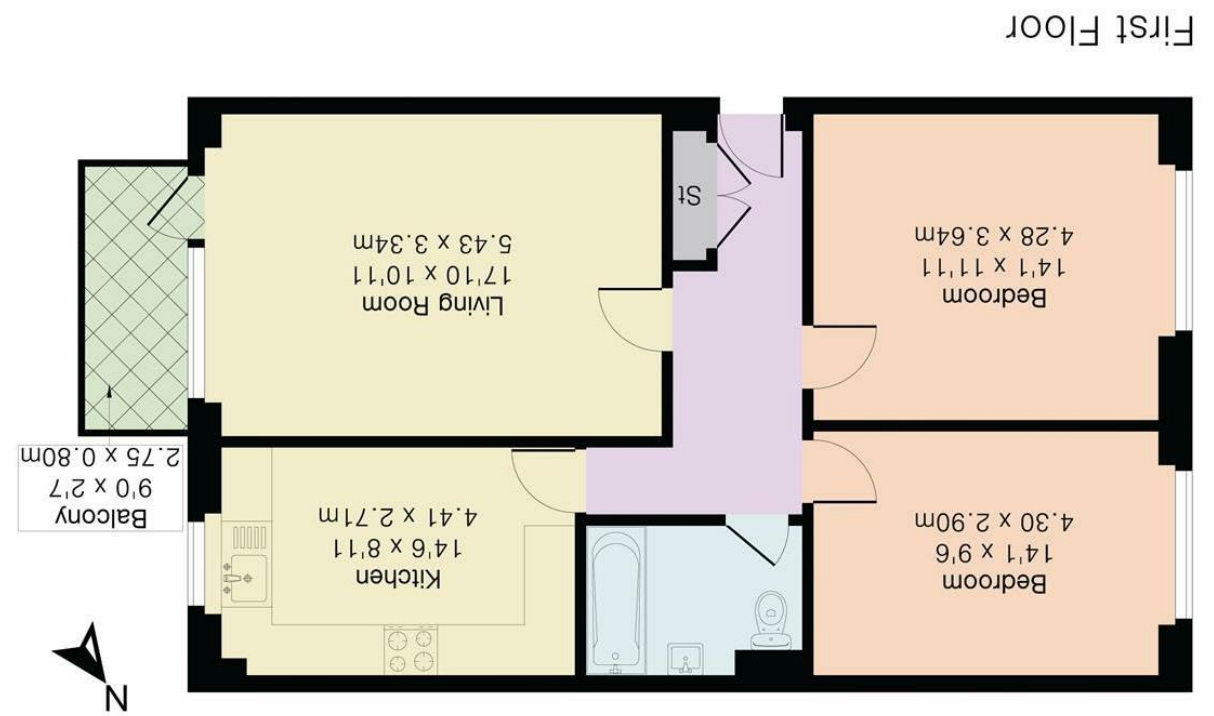
**Redress:** We hold independent redress with Property Redress

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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.



**Approximate Gross Internal Area 828 sq ft - 77 sq m**



**Alexandra Road**  
 Kingston Upon Thames KT2 6SL



## Guide Price £450,000

- Spacious First Floor Flat
- Two Double Bedrooms
- Beautiful Communal Gardens
- Private Balcony
- Garage
- 999 Year Lease
- Service Charge £1500 p.a.
- EPC Rating C
- No Onward Chain

Tenure: Leasehold  
Local Authority: Kingston upon Thames

\* All material information relating to this property, has been supplied in good faith, for further information please contact our offices.

### Description

Situated in an enviable location in North Kingston, moments from Richmond Park, is this spacious first floor apartment. Rosewood Court is a well maintained residential development surrounded by pretty communal gardens accessed via a secure communal front door. Upon entering the flat there is a spacious entrance hallway with storage cupboard, a light and airy reception room with private balcony overlooking the communal gardens, modern fitted kitchen, good sized bathroom and two double bedrooms overlooking the beautiful gardens. There is plenty of storage throughout, double glazing and gas central heating. Further benefits include a garage, plus the property is offered with no onward chain.



### Situation

Located in this enviable position moments from Richmond Park, with its huge expanse of parkland, ideal for walking, riding and other outdoor pursuits, Alexandra Road is an extremely sought after address. The property is well situated for Norbiton station giving direct access into Waterloo and the A3, which serves both London & the M25. Additionally, Kingston town centre, with its array of shops, restaurants, bars, market stalls and Rose Theatre a short distance away. The standard of schooling within Kingston and Coombe is excellent within both the private and state sectors to include St Paul's Church of England and Alexandra Primary School which are just a stone's throw away. The area also has an abundance of leisure facilities to include golf courses, tennis clubs, sailing, riding schools and private & public health clubs.

