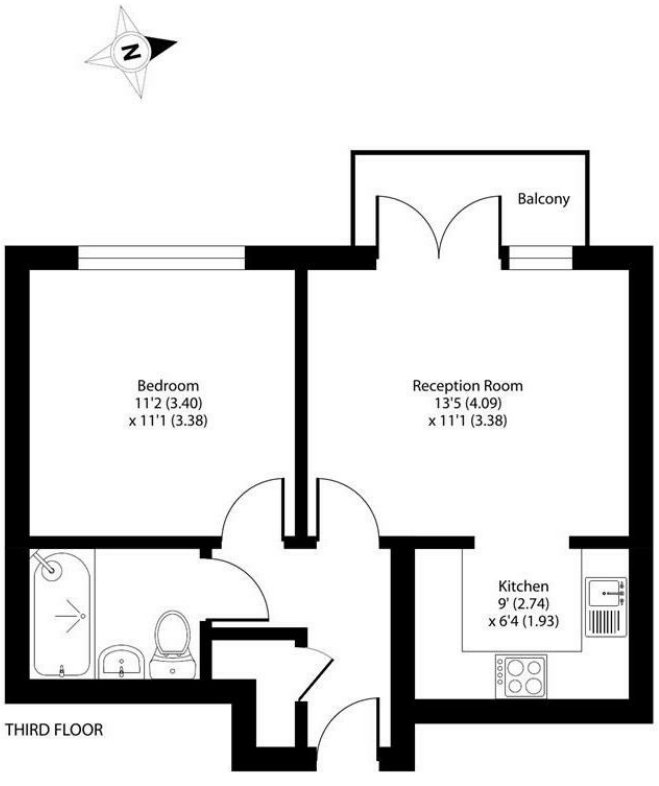
# Royal Quarter,

Seven Kings Way, Kingston Upon Thames, Surrey, KT2 5BU

Approximate Area = 456 sq ft / 42.3 sq m

For identification only - Not to scale

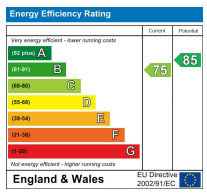


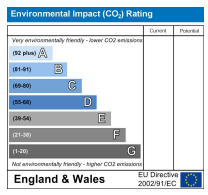

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Gibson Lane. REF: 1004458

gibson lane

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




**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
naea | propertymark PROTECTED
arla | propertymark PROTECTED

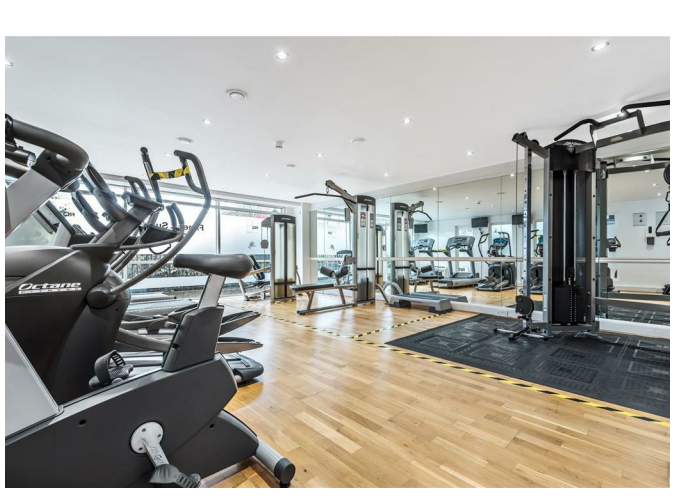
- Modern 1 Double Bedroom Apartment
- Spacious Living Room
- Separate Kitchen With Integrated Appliances
- Fully Furnished
- Private Balcony
- Residents Gym
- 24 Hour Concierge
- Popular Royal Quarter Development
- EPC Rating - C
- Council Tax Band - D

£1,650 Per Calendar Month

Royal Quarter,
Seven Kings Way,
Kingston Upon Thames, Surrey,
KT2 5BU

**Description:**

Gibson Lane are delighted to present to the market this third floor courtyard facing one double bedroom luxury apartment located in the prestigious Royal Quarter development. The property provides a large reception room, fully fitted kitchen and luxury bathroom. Additional benefits include concierge service, secure underground parking, residents gymnasium, lift access and its own secluded terraced area.



**Location:**

The Royal Quarter is a prestigious residential development offering secure underground allocated parking, 24hr concierge service, residents gym, beautiful communal gardens. 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.

**Furnishing:** Furnished
**Local Authority:** Kingston upon Thames
**Council Tax Band:** D
**Available Date:** 31st July 2023
**Deposit:** £1,903
**Tenancy Term:** Long Term