





Guide Price £475,000

- Raised Ground Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Secure Gated Entry with Allocated Underground Parking Space
- Close to Transport Links

\* Tenure: Leasehold

- Lease Length 126 years
- Ground Rent £366 Per year
- Service Charge £1869 Per Year
- Council Tax Band - E
- EPC Rating - B

\* Local Authority: Kingston Upon Thames

## Description

This bright, modern, 2 bedroom 2 bathroom ground floor apartment offers impressive accommodation in excess of 700 sq ft finished to a wonderful standard throughout. The property is ideal for entertaining and features a terrific 17'7 reception room with double doors to a modern kitchen, fully fitted with recently upgraded integrated appliances. The master bedroom has the benefit of an en-suite shower and built in wardrobes there is also an additional bedroom also with built in wardrobes and a separate bathroom. Externally there are well tended communal gardens and the real benefit of a private underground parking space at the rear, accessed via a security gate. Other benefits are video entry phone and a long lease. Internal viewings are highly recommended.

Photos taken pre tenancy.

## Situation

Kew Court is ideally situated in the sought after North Kingston area. The property 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 sector.

