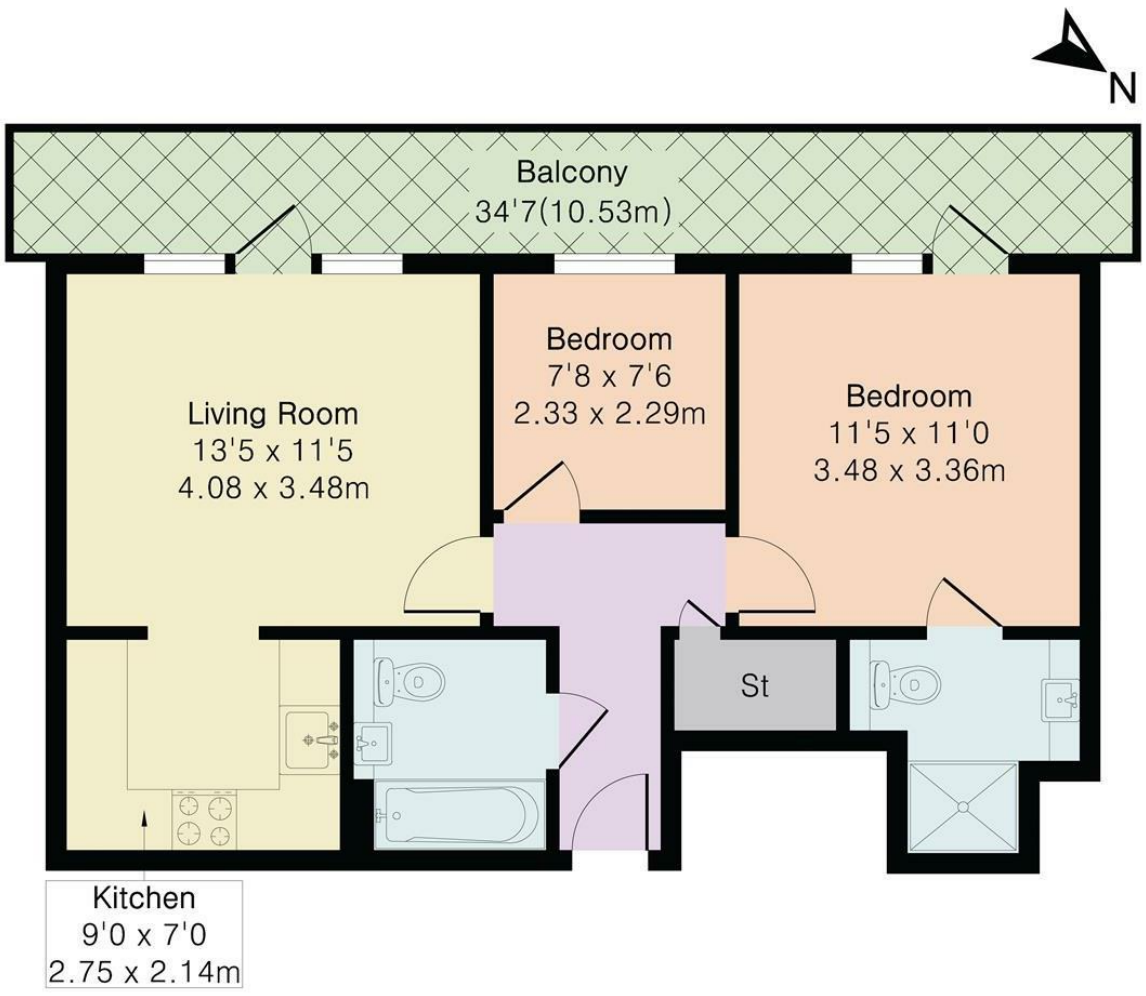


Seven Kings Way

Kingston Upon Thames KT2 5AH

Approximate Gross Internal Area 576 sq ft - 53 sq m



Fourth Floor

gibson lane

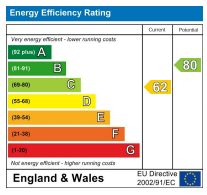
Kingston Office
34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
Tel: 020 8546 5444

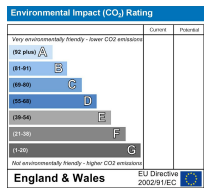
Ham Office
323 Richmond Road
Kingston upon Thames
Surrey
KT2 5QU
T: 020 8247 9444

www.albsonlane.co.uk

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

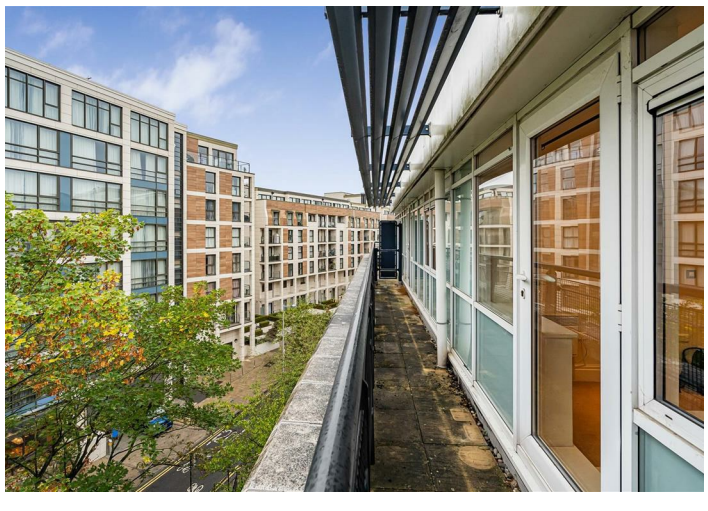




Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.

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Guide Price £385,000

- Two Bedroom Two Bathroom Apartment
- Fourth Floor
- Allocated Secure Parking Space
- Communal Gardens
- Concierge Service & Gym
- Great Transport Links
- 974 Years Remain on Lease
- Service Charge £4898.10 p.a. Ground Rent £200 p.a.
- Council Tax Band E
- EPC Rating D

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

A superbly presented two bedroom, two bathroom apartment with balcony on the fourth floor of the prestigious Royal Quarter development offering secure underground allocated parking, 24hr concierge service, residents gym and beautiful communal gardens. The accommodation approaching 600 square foot offers a reception room with double doors to a high specification kitchen and direct access to a balcony. The modern bathroom has a spacious 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. CHAIN FREE!



Situation

The Royal Quarter is a prestigious residential development offering 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.



