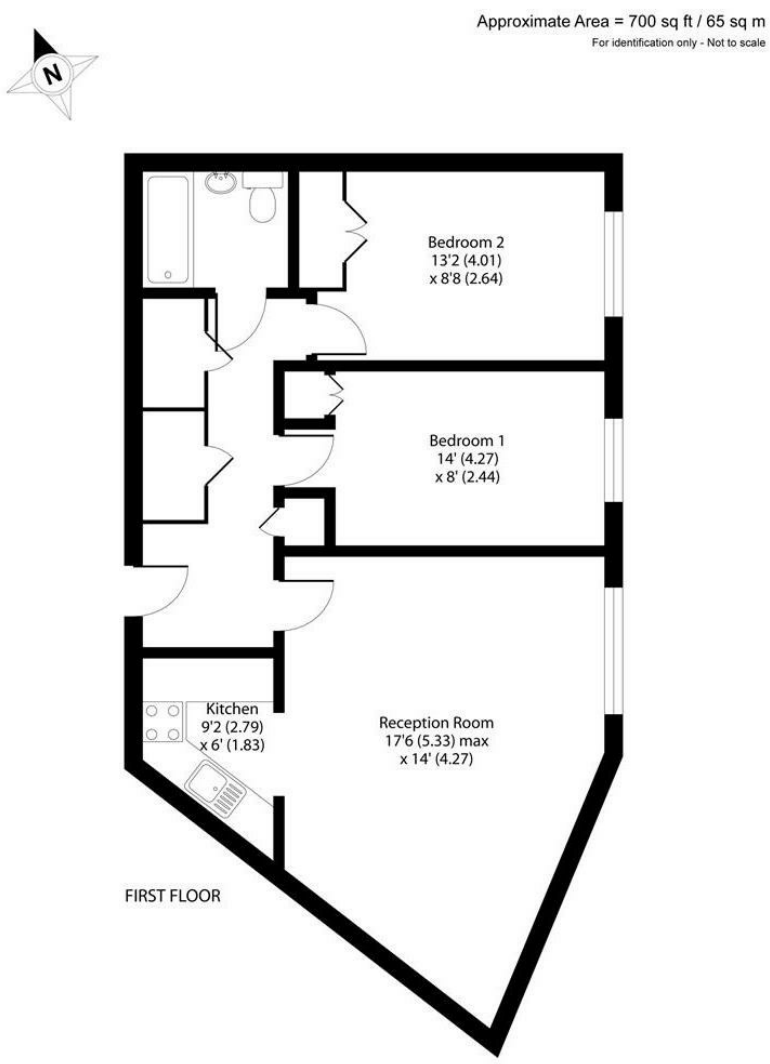
Queen Elizabeth Road

Kingston Upon Thames KT2 6SS



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: 788955

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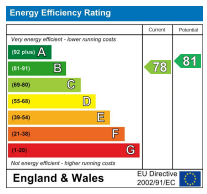

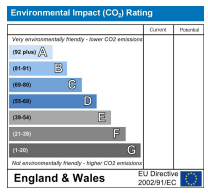

Important Information

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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Guide Price £290,000

- Two Bedroom Apartment
- Well Presented Internally
- Secure Gated Private Parking
- On-Site Manager
- Lift Access
- 24 hour emergency Call System
- Residents' lounge
- No Onward Chain
- For over 60's
- EPC - C

* Tenure: Leasehold

* Local Authority: Kingston Upon Thames

Description

A well presented two bedroom first floor apartment set within this popular lift serviced retirement block near to Kingston town centre. The property comprises an entrance hall, large reception room, modern fitted kitchen, two good sized bedrooms and a bathroom. There is also plenty of additional storage through the flat. Riverstone Court was built by McCarthy & Stone (Developments) Ltd totalling 38 properties arranged over three floors all served by a lift. The development has a residents lounge, communal laundry facilities, on-site house manager and a 24 hour emergency careline response system for out of hours assistance. Further benefits of this property include a larger than average lounge, an ideal position within the building with no neighbours above or below and a central location close to the local bus & train stations.

N.B. It is a condition of the lease that residents are aged 60 years or over, unless it is a couple one resident should be over 60 years and the other over 55 years old.

Situation

Riverstone Court, Queen Elizabeth Road 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 sectors.