

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.

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

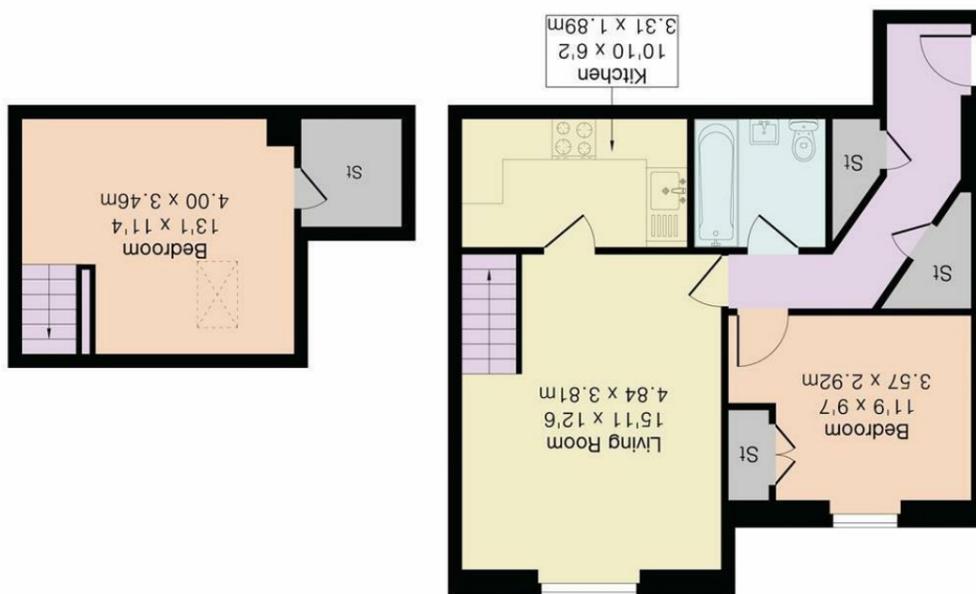


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Maisonette

Third Floor



**Approximate Gross Internal Area 704 sq ft - 65 sq m**  
 Third Floor Area 528 sq ft - 49 sq m  
 Maisonette Area 176 sq ft - 16 sq m

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 Surrey  
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Regents Court, Sopwith Way,  
 Kingston Upon Thames, Surrey, KT2 5AG



- Newly Renovated Modern 3rd Floor Flat
- Allocated Parking
- Separate Fully Fitted Kitchen
- 2 Double Bedrooms
- Modern Tiled Bathroom With Bath & Shower
- Residents Gym & Communal Gardens
- Lift Access
- Excellent Location Very Close To Central Kingston & Train Station
- EPC Rating - C
- Council Tax Band - D



£1,800 Per Calendar Month

Regents Court, Sopwith Way,  
Kingston Upon Thames,  
Surrey,  
KT2 5AG



**Description:**

Gibson Lane proudly present to the market a spacious third floor newly renovated two double bedroom flat, located in this popular development very close to Kingston town centre & Kingston station. Having just undergone a renovation the property comprises of a spacious reception room, separate fully fitted kitchen with integrated appliances, two good size double bedrooms and a modern tiled bathroom with bath & shower. Other benefits to this fantastic property include ample storage compartments, fitted wardrobes, allocated parking. The development provides communal gardens, residents gym and visitors parking spaces, being a short walk from Richmond Park & the River Thames this is a very desirable place to live along with having excellent rated local schools in close proximity.

**Location:**

Regents Court is a centrally located development which is conveniently positioned for Kingston town centre & Kingston station which provides direct access into Waterloo. The communal aspects of this development include communal gardens, residents gym, visitor parking and allocated parking subject to ownership. Richmond Park and the River Thames are within a short walk with Canbury Gardens a very popular location for those who like a stroll along the river or a space to relax and unwind. The standard of schooling in the immediate area is excellent within both the private and state sectors.



**Furnishing:** Unfurnished  
**Local Authority:** Kingston Upon Thames  
**Council Tax Band:** D  
**Available Date:**  
**Deposit:** £2,076  
**Tenancy Term:** Long Term