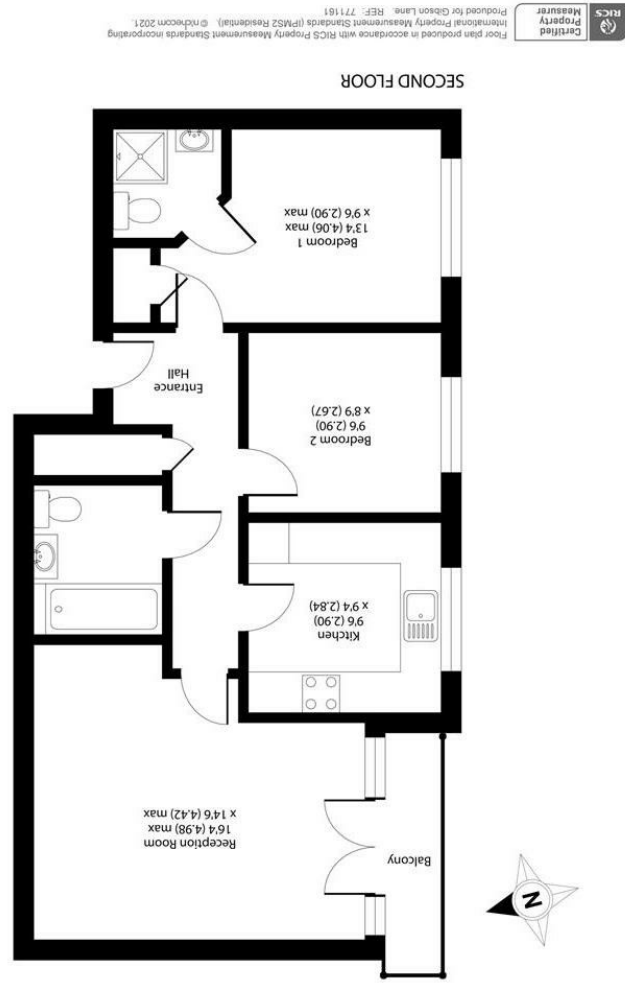


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not 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	B
Environmental Impact (CO ₂) Rating	B



Approximate Area = 700 sq ft / 65 sq m
 For identification only - Not to scale

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



Cambridge Road
 Kingston Upon Thames KT1 3LE



Cambridge Road

Kingston Upon Thames KT1 3LE

Guide Price £325,000

An exceptionally well proportioned, two double bedroom, modern second floor apartment with balcony and allocated parking situated in this sought after Kingston Location.

Description

An immaculately presented two double bedroom two bathroom second floor apartment which offers impressive accommodation of 700 sq ft situated within this secure, lift serviced development. The property is ideal for entertaining and features a terrific 16' reception room with patio doors leading onto a private south facing balcony, there is a separate modern fully fitted kitchen with integrated appliances. The master bedroom has the benefit of an en-suite shower, there is also a guest bedroom/home office and a separate bathroom. Additionally there is under floor heating throughout the property. Externally there are some communal gardens and a secure gated allocated parking space.

Situation

Cambridge Road is conveniently situated for Norbiton station and Kingston town centre with its extensive range of shops, bars and restaurants and overground station with a direct service into Waterloo. Fairfield Park offering its many acres of open space is nearby and the area is well served by local buses.

Tenure: Leasehold

Local Authority: Kingston Upon Thames

