

SHARE OF FREEHOLD



Apartment

# WADBROOK STREET, KINGSTON KT1 1HS

Asking Price

# £600,000

## FEATURES

- 24 Hour concierge
- En suite and additional bathroom
- Residents Gymnasium
- Two double bedrooms
- Riverside development
- No onward chain
- Patio terrace
- Allocated parking space



# 2 Bedroom Apartment located in Kingston

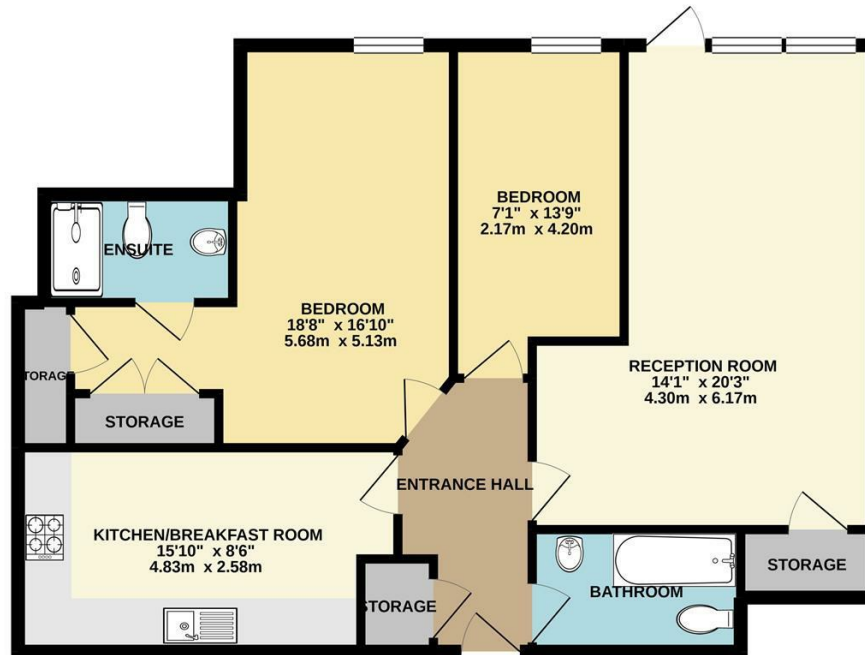
Riverside living with direct access onto patio terrace! This rarely available ground floor apartment benefits from 24 hour concierge, residents gym and a fantastic location for all the amenities Kingston has to offer. Two double bedrooms, spacious lounge, modern kitchen, en suite and main bathroom. Share of Freehold (lease remaining 976 years), Service Charge £5090.68 P/A, Ground Rent £0P/A, Council tax band F.

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Council Tax Band  
F

GROUND FLOOR  
858 sq.ft. (79.7 sq.m.) approx.



TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		78	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive	
		2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

