

LEASEHOLD



Apartment (EPC Rating: D)

**KINGSTON ROAD KINGSTON UPON THAMES KT1 3PB**

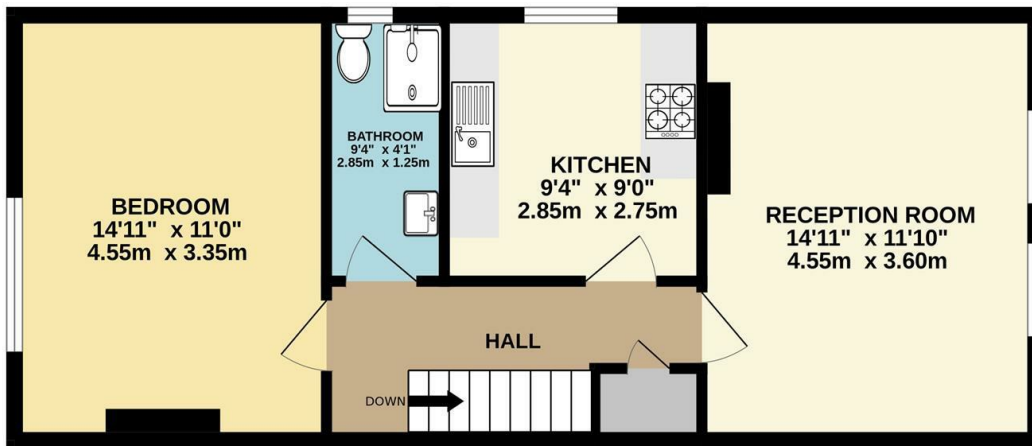
**£300,000**



# 1 Bedroom Apartment located in Kingston Upon Thames

Saxon Kings welcome to the market a beautifully presented one bedroom first floor maisonette, conveniently located between Kingston and New Malden town centres and close to Norbiton train station. Accommodation comprises modern fitted kitchen, spacious lounge, one double bedroom and a modern shower room. The property benefits from a spacious loft area which STPP offers excellent potential for any buyer. Council Tax band C, Leasehold 60 (Currently being extended to 150 Years), ground rent £100P/A, no service charge, buildings insurance £1000P/A. Further benefits include double glazing, gas central heating, a shared rear garden and off road parking to the front.

FIRST FLOOR  
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 538 sq.ft. (49.9 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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Council Tax Band

C

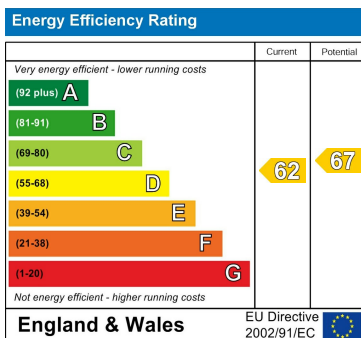
Energy Performance Graph

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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.

