

# Beaufort Road, Kingston Upon Thames, KT1

£289,950 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to introduce to the market this well presented one double bedroom garden flat. Located with easy access to Surbiton and Kingston train stations this super home comprises; Entrance hallway, bedroom, lovely bathroom, kitchen and reception room with door leads out to a private [patio garden (GAS, ELECTRICITY AND WATER BILLS ARE INCLUDED) within the service charge which is approx. £5538 PA. The flat further benefits from a communal laundry room, secure communal entrance and one allocated parking space to the front. The property is located within walking distance of Surbiton mainline railway station, which boasts fantastic connections into London Waterloo within 17 mins and Surbiton town centre, with its array of friendly bars, cafes, restaurants, banks, and supermarkets. The flat further benefits from a communal laundry room, secure communal entrance and one allocated parking space to the front.

**Great location moment away from Surbiton town** **Attractive building**

**1 bedroom garden flat**

**Private garden**

**Utility bills included**

**Service charge 2023 £5538.23 Annual Ground rent £200**

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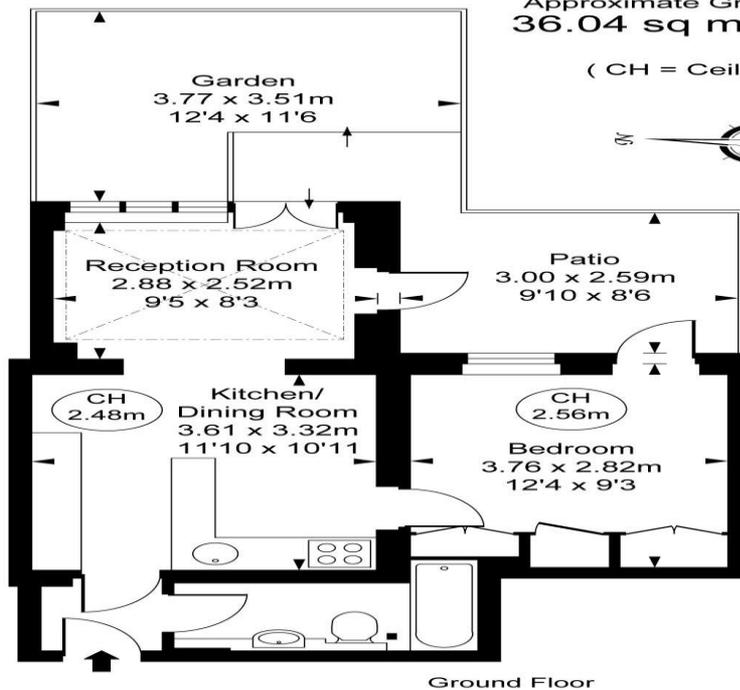
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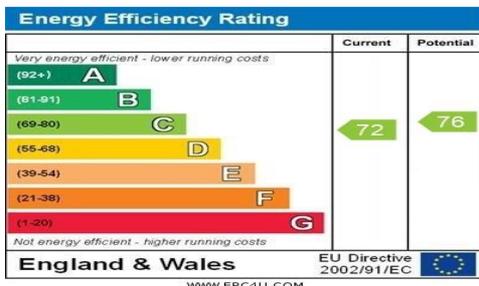
**Hobbs Lodge,  
Beaufort Road, KT1**  
Approximate Gross Internal Area  
**36.04 sq m / 388 sq ft**

( CH = Ceiling Heights )



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes. All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice. © Fulham Performance



Tenure: Leasehold

Council Tax: B

Local Authority: Royal Borough of Kingston upon Thames

EPC Rating: C

## MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.