

# Cobham Road, Kingston, KT1

£377,500 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to offer to the market this well proportioned and well presented two bedroom maisonette benefitting from its own rear garden. The property is well located for Norbiton Mainline Train station, and Kingston Town centre, as well as a number of conveniently located shops and restaurants. Internal accommodation comprises a front aspect sitting/dining room and open plan modern fitted kitchen. Two bedrooms, and a modern fitted bath/shower room. Externally the property benefits from its own private rear garden. In our opinion the property would make an ideal first time buy or rental investment. The property is offered to the market with no forward chain.

**First Floor Maisonette**

**Private Rear Garden**

**Two Bedrooms**

**Front Aspect Sitting / Dining Room**

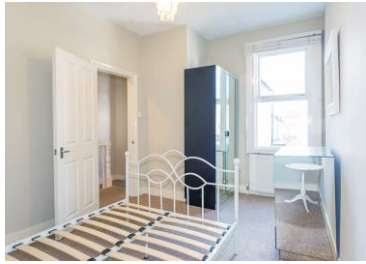
**Modern Fitted Kitchen**

**Modern Fitted Bathroom/W.C**

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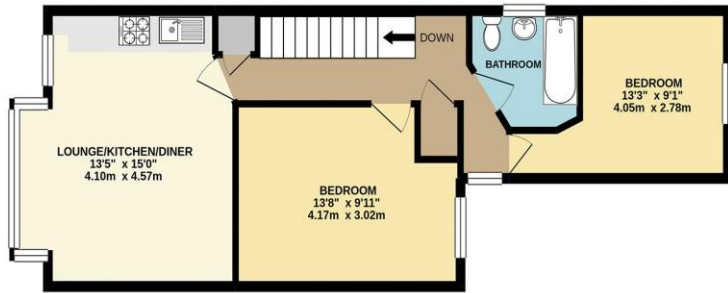
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GROUND FLOOR  
22 sq.ft. (2.0 sq.m.) approx.

1ST FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 562 sq.ft. (52.2 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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Tenure: Leasehold

Council Tax: C

Local Authority: Kingston upon Thames

EPC Rating: D

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Current	Potential	Band	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)	56	64	D (55-68)	49	53
E (39-54)			E (39-54)		
F (13-38)			F (13-38)		
G (1-12)			G (1-12)		

England & Wales  
EU Directive 2002/91/EC

### 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.