

# Falconry Court Fairfield South, Kingston Upon Thames K

## Monthly Rental Of £1,400

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are pleased to offer to the market this very spacious ground floor one bedroom apartment with allocated parking has fantastic views over the Fairfield Recreation Ground. The property comprises a fitted kitchen with appliances, double bedroom, family bathroom with W.C Kingston town centre has excellent shopping facilities and transport links is less than 5 minutes Communal gardens to the front and rear of the property. The property is approximately 0.7 miles from Kingston mainline railway station which provides direct links into London Waterloo within 30 minutes. Kingston town centre is a 5 minute walk giving access to some of the best shopping facilities outside Central London.

**Large Communal Gardens**

**Close To Town Centre**

**Allocated Parking**

**Ground Floor Apartment**

**Available 7th August 2023**

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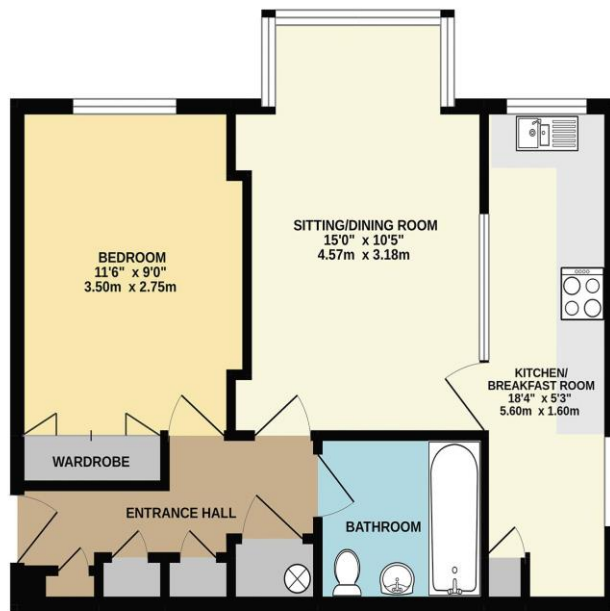
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GROUND FLOOR  
473 sq.ft. (44.0 sq.m.) approx.

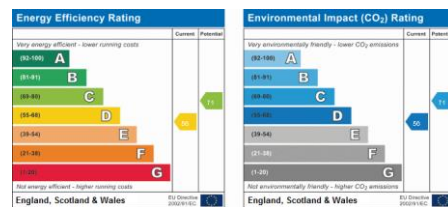


TOTAL FLOOR AREA: 473 sq.ft. (44.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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:

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames



### 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.