



GREENWOODS

SALES & LETTINGS

BRUNSWICK COURT, THE ALBANY, KT2 5SR

ASKING PRICE £675,000





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We are pleased to present for sale a stunning, recently refurbished, sixth floor, two-double bedroom apartment, with outstanding panoramic Southwest facing balcony views across the river towards Kingston, Teddington across South West London, with allocated undercover parking, communal gardens, and an outdoor heated swimming pool (May to October).

The apartment is in the prestigious "The Albany" development on exclusive Albany Park Road, KT2; which is the most prestigious residential, gated development on the Kingston Riverside. It is just a 15-minute walk to the centre of Kingston and train station or just 5 minutes along the riverside to Canbury Gardens. It is also close to some of the areas' very best schools including The Kingston Academy and Tiffin Girls School. Brunswick Court is the southernmost of the three residential blocks in The Albany, it has a smart, glass fronted reception area with easy access via a lift and stairs to the sixth floor. On entering the apartment, there is a hallway with built-in cupboard, and an open plan reception and dining room, with large double aspect glazed windows and a patio door leading to the balcony with simply outstanding South Westerly views of the River Thames, towards Canbury Gardens, Kingston, and Hampton Wick.

**Leasehold - 180 years from 1995 - Share of Freehold, EPC - C, Council Tax Band - F**

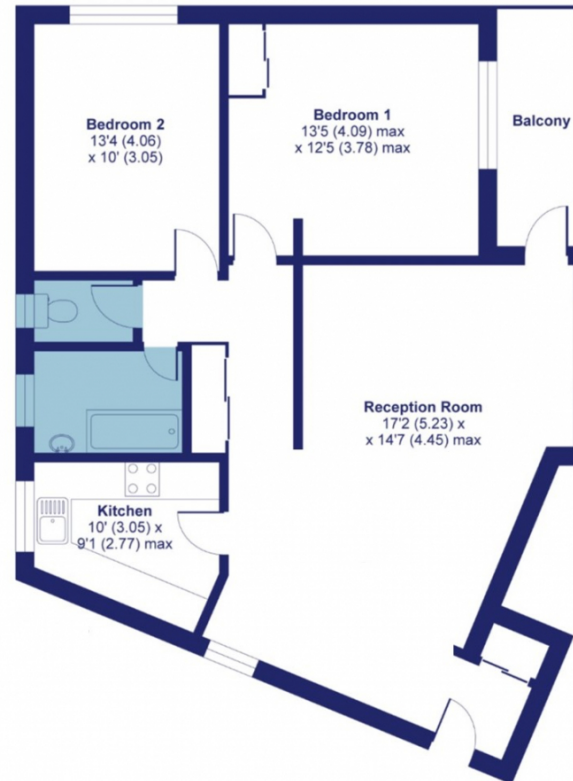


## FEATURES

- Two double Bedroom Apartment
- Recently refurbished
- Allocated Secure Parking
- Swimming Pool
- Incredible River views
- Secure gated development
- EPC C
- Share of Freehold

### Brunswick Court, The Albany, Albany Park Road, Kingston, KT25ST

APPROX. GROSS INTERNAL FLOOR AREA 908 SQ FT 84.3 SQ METRES




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Produced for Greenwood Residential Sales and Lettings REF : 501707

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92+) <b>A</b>                                     |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>81</b>   |
| (69-80) <b>C</b>                                   | <b>73</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England, Scotland &amp; Wales</b>               | EU Directive<br>2002/91/EC |  |

Address: Brunswick Court, The Albany, Kingston Upon Thames, G



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