



The Cedars, Galsworthy Road, Kingston Upon Thames, KT2



- Superb double bedroom, second floor flat in this immaculate purpose-built private block 
- Large open plan living room and kitchen with plenty of storage
- Tiled bathroom with shower over bath 
- Located directly opposite Kingston hospital in the Coombe/ Norbiton area only a 3-minute walk to Norbiton station and local shops
- Good sized double bedroom with built-in wardrobes
- Residential parking for one car and secure



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Kingston Upon Thames, KT2 7BS

Guide Price £

SUPER ONE DOUBLE BEDROOM SECOND FLOOR APARTMENT IN THIS EXTREMELY WELL-KEPT PURPOSE BUILT AND PRIVATE RESIDENTIAL BLOCK, WITH COMMUNAL GARDENS AND PRIVATE PARKING FOR ONE CAR. IT IS LOCATED DIRECTLY OPPOSITE KINGSTON HOSPITAL AND JUST A SHORT 3 MINUTE WALK TO NORBITON STATION WITH ITS REGULAR TRAINS TO WATERLOO TAKING JUST 24 MINUTES.

The property comprises of; secure entry phone with communal entrance leading to stairs up to the flat, on entering the flat there is a main passageway leading to the living room and open plan kitchen. The kitchen has been fully fitted with light beach units and black worktops and has plenty of storage and a counter/breakfast bar. The double bedroom has purpose-built beach wardrobes around the bed giving plenty of storage. The bathroom is fully tiled, with shower over bath and white porcelain fixtures. This really is a well-built purpose built flat that the current owner has maximised storage space in throughout. It comes with a long 900 year lease and service charges are considerably lower than most developments in the area. It has the benefit of residential parking and wonderful communal gardens to the front and rear.

The property is directly opposite the main Kingston Hospital and as such is occupied by a lot of the Doctors/Nurses/Staff wanting to take advantage of this location, it is just a 3-minute walk to Norbiton main line train station with trains to London Waterloo taking just 24 minutes. It is also just a 10-minute walk to Richmond Park, Kingston Gate or 15 minutes into central Kingston with its wonderful shops, bars and restaurants. Lease 900 years (approx.) Ground Rent - £200 pa Service Charge - £120 pcm (approx.) tbc EPC - C76 Viewing is strictly by appointment only, through Greenwoods Residential Sales & Lettings Important Information Measurements, areas and distances are approximate.

Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. All appliances listed in these details are only as seen and have not been tested by Greenwoods Residential, nor have we sought certification of warranty or service, unless otherwise stated. These details are offered on the understanding that all negotiations are made through this company. Neither these, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed. Offer Procedure Greenwoods Residential is contracted by the seller to establish how anyone who wishes to make an offer on this property intends to fund its purchase and their buying status. When making an offer on this property, you will be asked a series of questions relating to how you intend to buy the property and whether your offer is dependent on the sale of another property. This information, along with the amount of your offer, will then be forwarded onto our client for consideration. All offers on this property should be made through this office.

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 agreeing the sale.

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. A Buyer is advised to obtain verification from their Solicitor. All measurements taken should only be used as a guide and complete accuracy cannot be guaranteed. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars may be in draft form awaiting Vendors confirmation of their accuracy.

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APPROX. GROSS INTERNAL FLOOR AREA 439 SQ FT 40.8 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.

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