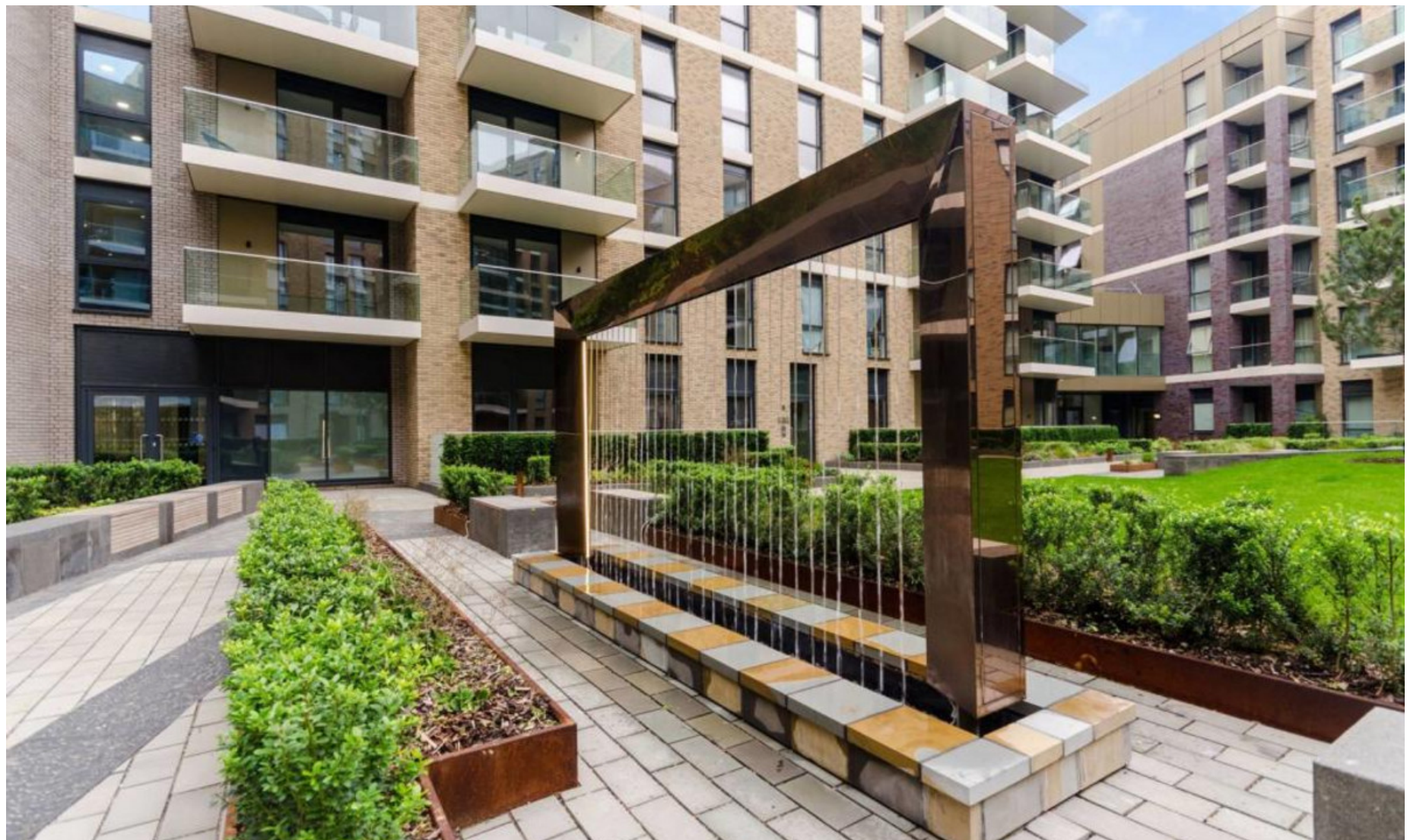


Queenshurst Square, KT2

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Queenshurst Square, KT2

A luxurious two bedroom apartment with secure underground parking, situated within a 24 hour concierge development in Kingston Upon Thames

- 2 bedroom
- 2 bathroom
- 24 hour Concierge
- Gym, cinema, meeting room
- Balcony
- Secure underground parking

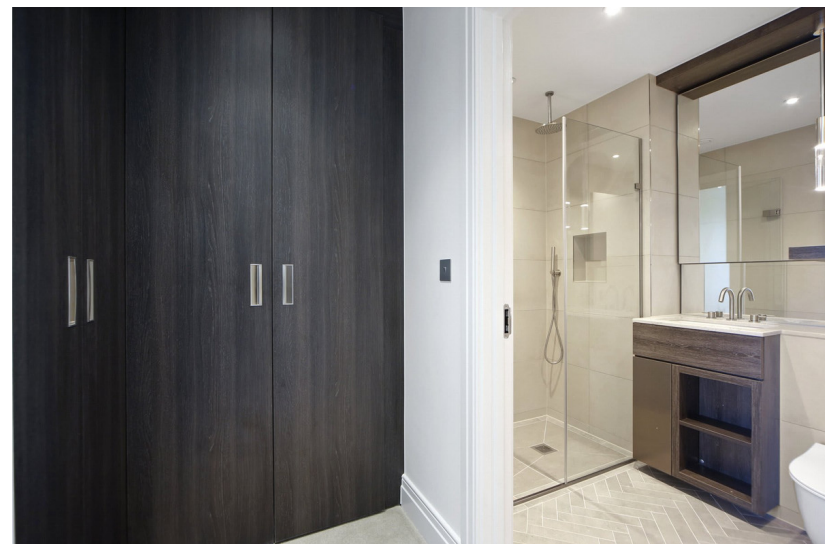


A luxurious two bedroom apartment with secure underground parking, situated within a 24 hour concierge development in Kingston Upon Thames. The property is entered into a generous hallway and comprises two double bedrooms (one en-suite), large stylish bathroom, open plan kitchen and living room leading to a private balcony. The property further benefits from access to the communal gym, cinema and meeting room.

This property offers a 5.4% rental yield so is extremely well suited to investors.

Tenure: Leasehold
 Council Tax Band: E
 Rating Authority: Kingston Upon Thames
 Years Remaining: 992 Years
 Service Charge Per Annum: £4,201
 Ground Rent Per Annum: £425





LOCATION



Property location

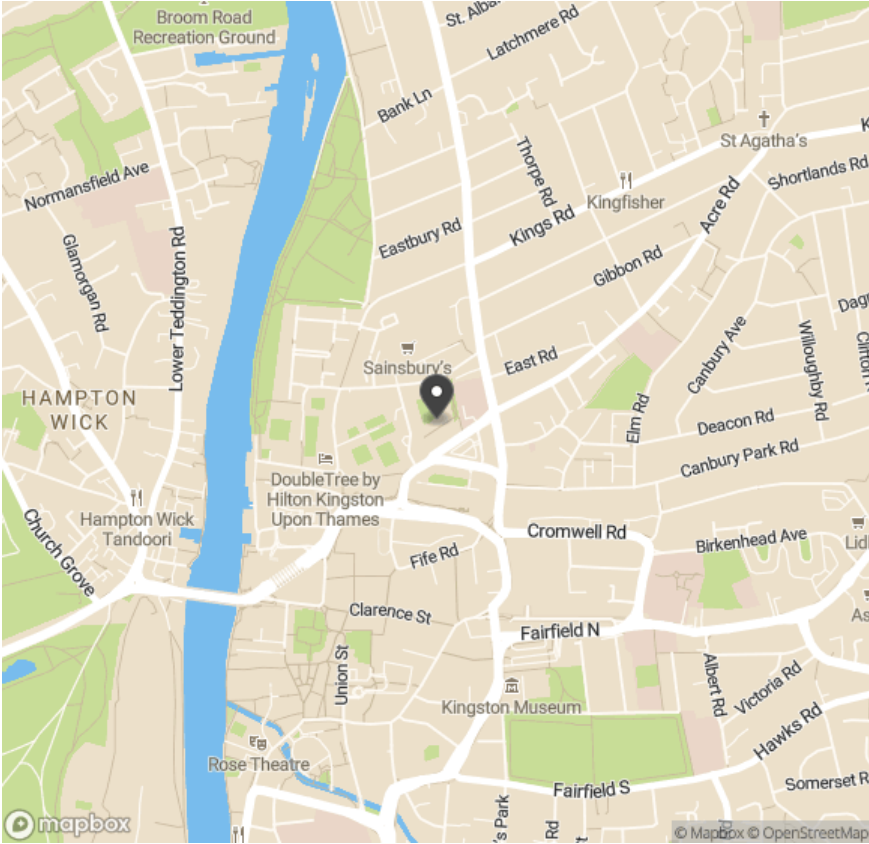
**ENERGY PERFORMANCE
CERTIFICATE (EPC)**

Current: **86**

Potential: **86**

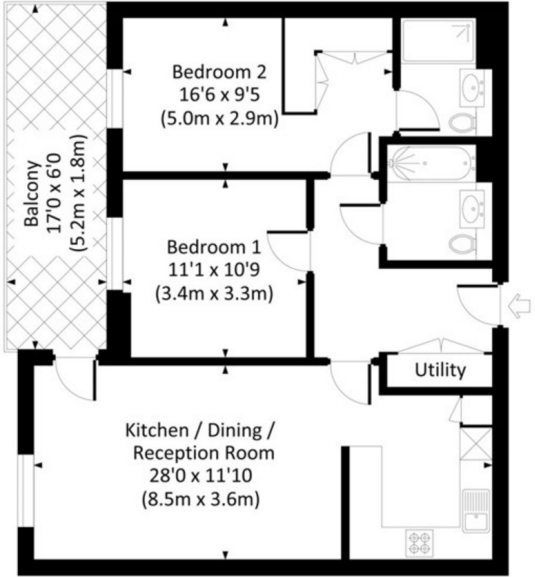
FLOOR PLAN

807 sq ft (74 sq m)



QUEENSHURST SQUARE, KT2

Approx. gross internal area
807 Sq Ft. / 75.0 Sq M.



FIFTH FLOOR

Important notice: Movelli give notice that: all text, photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representations of fact; it should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any representations or warranties in relation to this property whatsoever; potential purchasers must satisfy themselves as to the correctness of all details by inspection or otherwise. Alpinum Limited T/A Movelli, Brewery Farm, Old Coach Road, Axbridge, Somerset BS26 2EH Tel: 020 3150 0733 Email: hello@movelli.com

Ken Dowling

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