



Church Road, Kingston Upon Thames,
KT1



Key Features

- Long Lease - 161 years remaining, providing security and peace of mind for owners.
- Allocated Parking Space
- One - Bedroom Apartment
- Recently Renovated - Modern finishes throughout, offering a contemporary and stylish living space.
- First Floor
- Council Tax Band C
- Lively Local Scene - A plethora of restaurants, parks, and cultural hotspots within walking distance.
- EPC Rating: B
- No Chain
- Ideal Location - Only a 13-minute walk to the Bentall Centre and 0.5 miles (10-minute Walk) from Kingston Station.



Recently renovated 1-bed flat in Kingston, no chain, 161-year lease. 13-min walk to Bentall Centre, 0.5 miles (10-minute walk) to Kingston Station, 30 mins to London. Close to Thames, shops & top amenities. Perfect for first-time buyers or investors.





This recently renovated, purpose-built 1-bedroom flat on the first floor of Hawker Court on Church Road is perfectly suited for modern living and offers a smooth entry with no onward chain. Whether you're a first-time buyer or looking for a smart investment, this property stands out with its contemporary style and practical layout.

As you enter, the welcoming entrance hall leads into a sleek open-plan kitchen/diner/lounge. The kitchen, efficiently designed, features modern built-in appliances and storage solutions. The dining area, defined by a dining table, neatly separates the kitchen from the lounge, ensuring a cohesive yet organized living space. The lounge area, spacious and inviting, is ideal for both relaxation and entertaining.

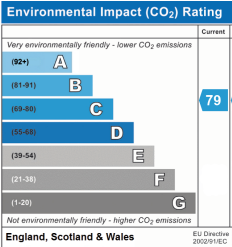
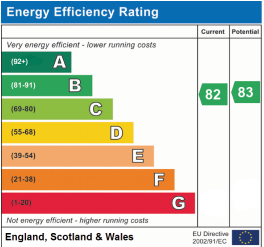
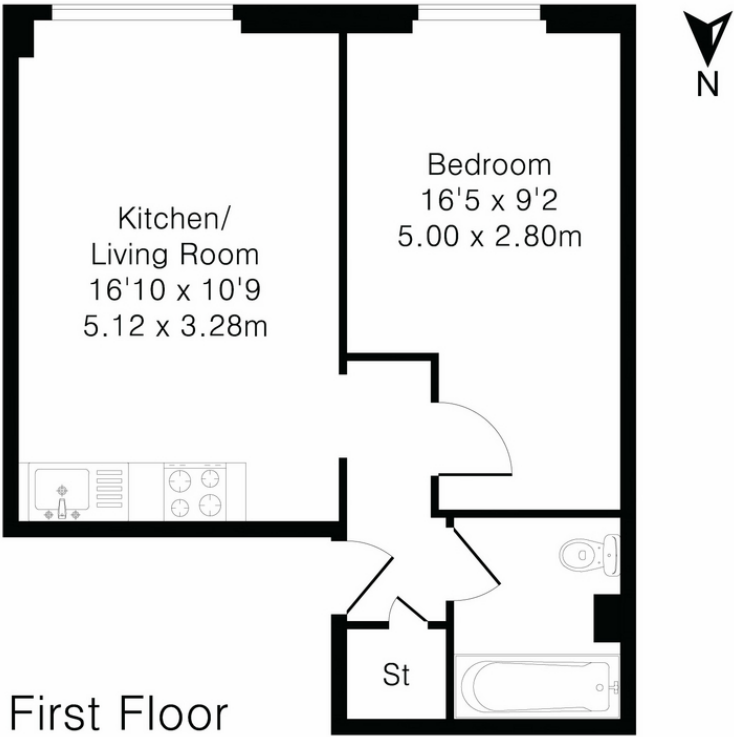
The bedroom is well-proportioned, incorporating practical storage solutions, and serves as a peaceful retreat. Adjacent is the bathroom, showcasing a modern three-piece suite that enhances the flat's contemporary appeal.

At 401 sq ft, the property is optimally designed for comfort and functionality, supported by a 161-year lease with manageable annual costs—£125 for ground rent and £2,136 for service charges.

Located a mere 13-minute walk from the vibrant Bentall Shopping Centre and approximately 0.5 mile (10-minute walk from Kingston Station, residents can enjoy a quick 30-minute train ride



Approximate Gross Internal Area 400 sq ft - 37 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Tenure Type: Leasehold
Council Tax Band: C
Council Authority: Kingston Upon

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