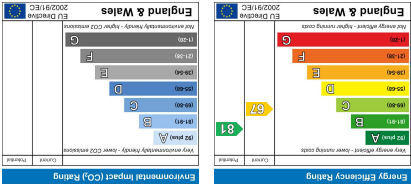


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.



Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Reddick 2024. REF: 1152796



Approximate Area = 673 sq ft / 62.5 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444







- Prestigious Royal Gated Development
- 2 Double Bedrooms
- 2 Modern Tiled Bathrooms
- Private Balcony
- 1 Allocated Parking Space
- Residents Gym
- Professional Concierge
- EPC Rating - D
- Council Tax Band - E



£2,150 Per Calendar Month

Garland House, Seven Kings Way,
Kingston Upon Thames,
Surrey,
KT2 5AF



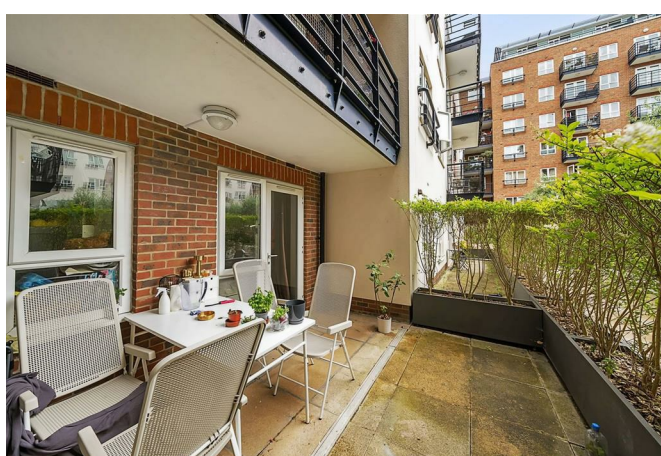
Description:

Gibson Lane present to the market a superb two bedroom apartment with balcony on the ground floor of the prestigious Royal Quarter development offering secure underground allocated parking, 24hr concierge service, residents gym and beautiful communal gardens. The accommodation provides ample living which includes two double bedrooms including an en-suite to the principle bedroom and further family size bathroom with bath & shower. The bright & airy reception room provides access to the private balcony which overlooks the lovely communal gardens along with leading onto the fully fitted modern kitchen with integrated appliances. Further benefits to this property include several storage cupboards throughout, secure gated parking with allocated space and quick access to Kingston town centre/train station.



Location:

The Royal Quarter is a prestigious residential development offering secure underground allocated parking, 24hr concierge service, residents gym, beautiful communal gardens. These fine apartments are ideally situated in this sought after North Kingston location moments from Canbury Gardens and the River Thames, Kingston town centre with its many shops, bars, eateries and overland station a short stroll away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: E

Available Date: 14th September 2024

Deposit: £2,480

Tenancy Term: Long Term