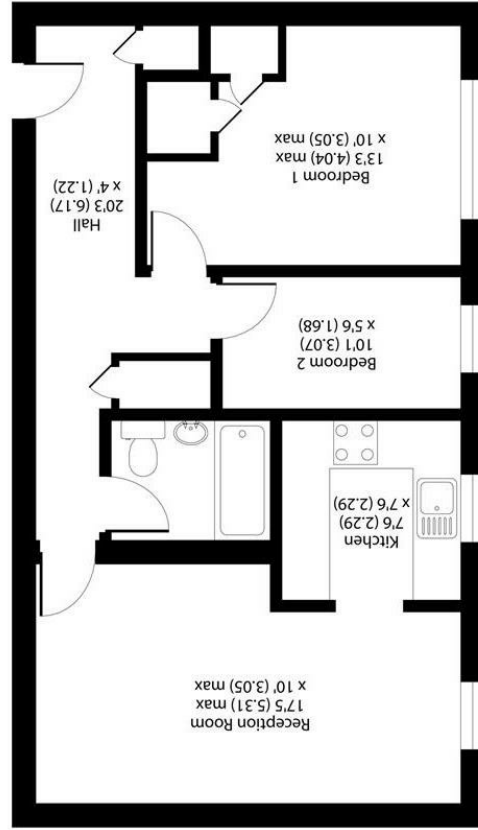


Important Information
 All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes 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.

Environment Impact (CO ₂) Rating	Energy Efficiency Rating
 Environment Impact (CO ₂) Rating: A	 Energy Efficiency Rating: A

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential) © Rinchicon 2021.
 Produced for Gibson Lane - REF: 781007
 Certified Property Measurement

FIRST FLOOR



Approximate Area = 575 sq ft / 53.4 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



Sigrist Square
 Kingston Upon Thames, Surrey, KT2 6JY



- Modern 2 Bedroom Flat
- Recently Refurbished
- Spacious Lounge
- Modern Tiled Bathroom
- Allocated Parking Space
- Gated Development
- Pretty Communal Gardens
- Excellent Location Close to Kingston Town Centre
- EPC Rating - B
- Council Tax Band - D



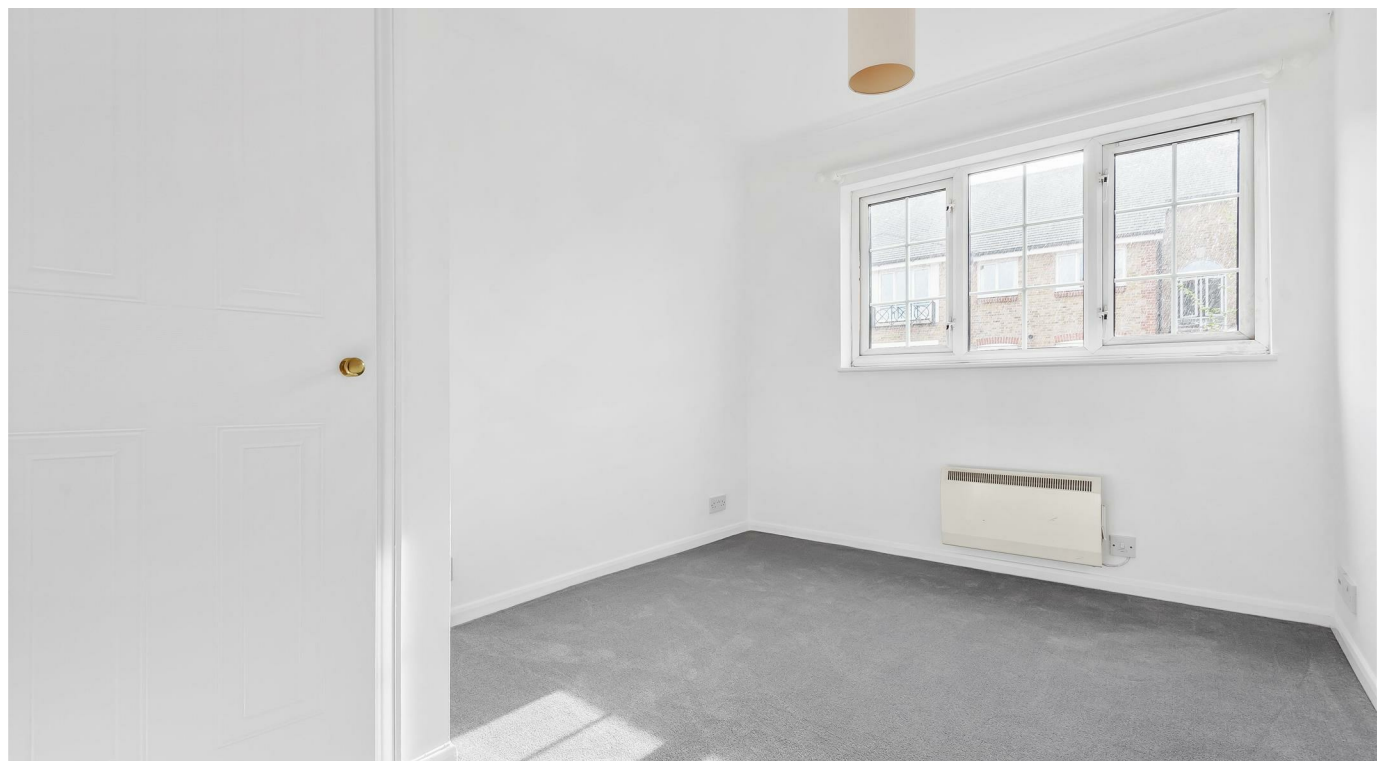
£1,800 Per Calendar Month

Sigris Square,
Kingston Upon Thames,
Surrey,
KT2 6JY



Description:

Gibson Lane proudly present to the rental market a modern two bedroom apartment located in a gated development close to both Kingston town centre and excellent transport links. The property had recently undergone a full refurbishment throughout and comprises of a modern kitchen, bright & spacious reception room, one spacious double bedroom, single second bedroom and modern tiled bathroom. External benefits to this lovely property include an allocated parking space within the gated complex along with lovely communal gardens for all residents.



Location:

Sigris Square is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. Richmond Park and the River Thames are also within easy reach. The standard of schooling in the immediate area is excellent within both the private and state sectors.

Furnishing: Unfurnished

Local Authority: Kingston Upon Thames

Council Tax Band: D

Available Date: 18th September 2024

Deposit: £2,076

Tenancy Term: Long Term