

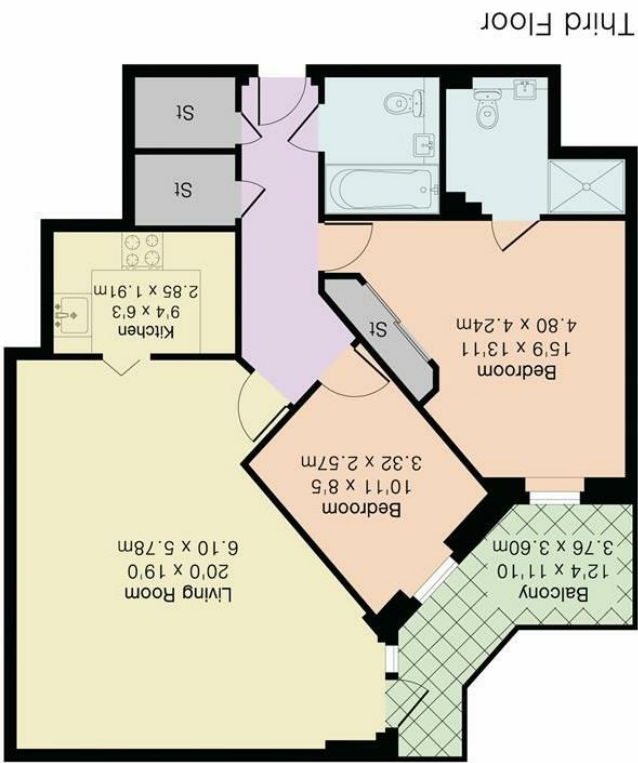


Seven Kings Way  
Kingston Upon Thames KT2 5BG

**gibson lane**

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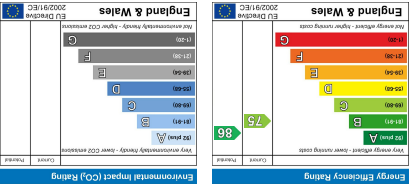
Approximate Gross Internal Area 863 sq ft - 80 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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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.







## Guide Price £485,000

- Two Bedroom Apartment
  - Two Bathrooms
  - Spacious Accommodation
  - Underground Parking Space
  - Master with En-Suite Bathroom
  - Large Balcony Overlooking the Grounds
  - North Kingston Location
  - Service Charge - £6,150 p.a. Includes insurance
  - EPC Rating - C
  - Lease Remaining - 975 Years
- \* Tenure: Leasehold
- \* Local Authority: Kingston upon Thames

## Description

A stunning two-bedroom apartment located in the prestigious Royal Quarter on Seven Kings Way, Kingston Upon Thames.

The property provides spacious accommodation approaching 870 sq ft to include a spacious reception room with westerly facing balcony, kitchen with high end appliances, family bathroom plus two excellent sized bedrooms, the master comes complete with a luxurious en-suite bathroom.

The property boasts plenty of natural light throughout, high ceilings and high specification finish throughout the apartment making this property a 'turn key' experience for a buyer.

For those with a vehicle, the underground parking provides security and ease of access. Furthermore, the large balcony offers a peaceful outdoor space where you can enjoy your morning coffee or unwind in the evenings.

This property truly encapsulates modern living with its spacious layout and desirable features. Don't miss the opportunity to make this beautifully presented flat your new home.

## Situation

The Royal Quarter is a prestigious residential development offering secure underground allocated parking, 24hr concierge service, residents gym, beautiful communal gardens and the building also meets the new safety requirement regulations with a EWS1 SAFE CERTIFICATE. 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 and private & public health clubs.

