

# S&B



## **2 Bedroom Duplex Riverside Apartment May Bate Avenue, Kingston Upon Thames. £695,000 Leasehold**

Rarely available, 2 Bedroom Duplex Riverside Apartment set within the exclusive May Bate Avenue development in Kingston upon Thames.

Set on the banks of the river Thames, this exceptional apartment boasts 1,112 sq ft of internal living space with accommodation arranged over 2 floors. On the first level, a spacious reception room with doors opening to a full width private terrace overlooking Canbury Gardens and the River Thames.

Separate fully fitted Kitchen, and downstairs cloakroom. On the upper floor, a spacious principal bedroom full width fitted wardrobes and en suite shower room, further double bedroom and a family bathroom. 2 allocated parking spaces, lift service, share of freehold and no onward chain. The property is situated in a private gated development, ideally located close to Kingston town centre and mainline station with frequent trains to London Waterloo.

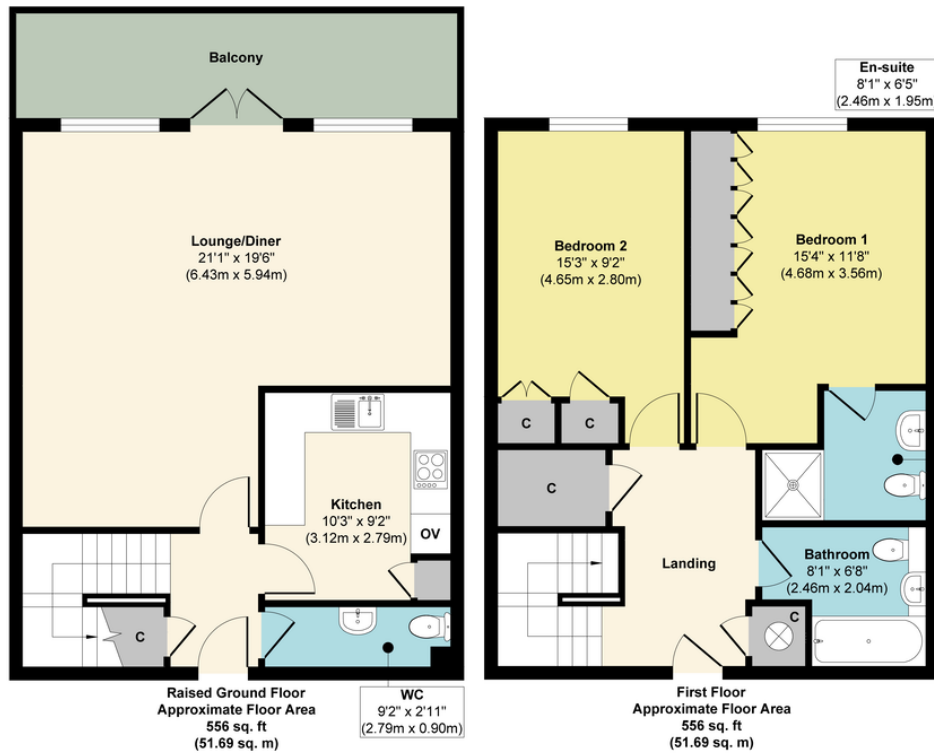
999 year lease. Each apartment owner is a member of The Arun House Management Company [freeholder] and holds a share

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**Approx. Gross Internal Floor Area 1112 sq. ft / 103.38 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

- Duplex Riverside Apartment
- Private Gated Development
- Views over Canbury Gardens and the River Thames
- 1,112 sq ft of Internal living Area
- Spacious Living Area
- Separate Fully Fitted Kitchen
- 2 Parking Spaces
- Leasehold - Each apartment owner is a member of The Arun House Management Company [freeholder] and holds a share.
- Service Charge: £3,600.26 per annum
- Council Tax Band F: £3,245.24 per annum