



## 2 Bedroom Riverside Apartment Charter Quay, Kingston upon Thames £575,000 Share of Freehold

With wonderful views over the Hogsmill River and the River Thames, this stunning 2 Bedroom riverside apartment is situated on the 2<sup>nd</sup> floor within the exclusive Charter Quay Riverside Development. The property benefits from a spacious reception room with doors opening out to the private balcony.

An archway leads to the fully equipped kitchen conveniently located off the reception room.

Principal bedroom with fitted wardrobes and an en-suite shower room, further double bedroom, a family bathroom and ample storage throughout.

The property also benefits from a secure allocated underground parking space, cycle storage, residents health suite, 24hr concierge, lift service, residents roof terrace, communal garden and share of freehold.

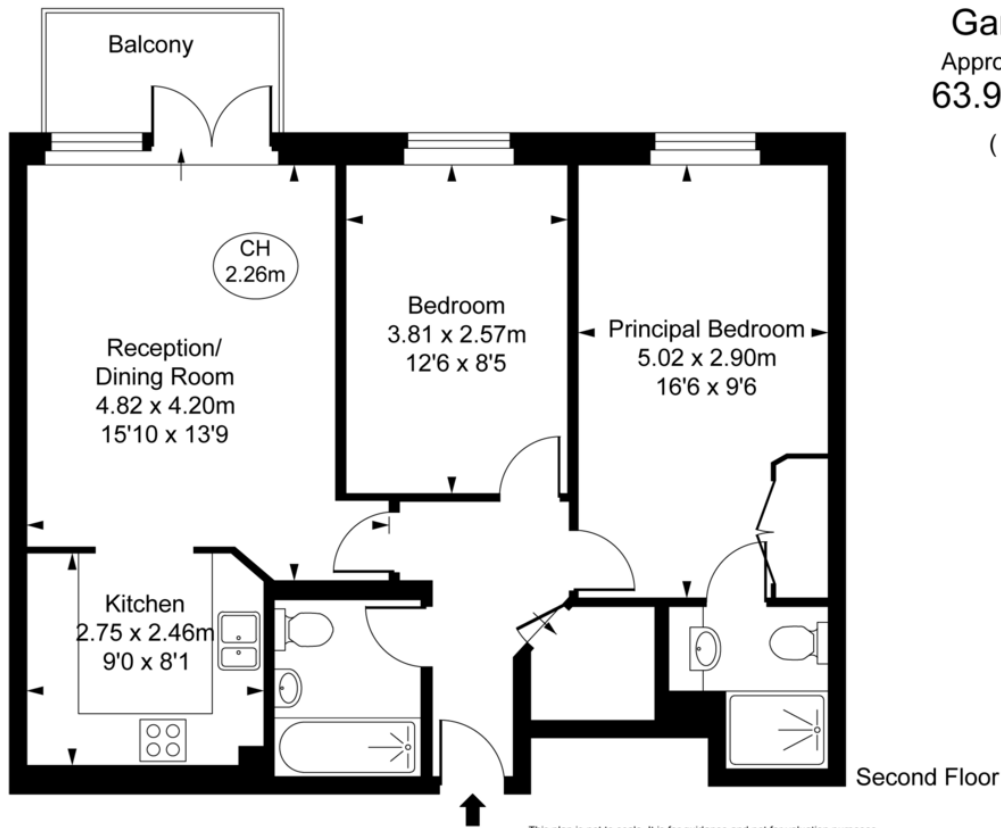
Located adjacent to the Rose Theatre, Kingston's historic town centre with high street and independent stores, coffee shops and restaurants.

Just a short walk to Kingston's mainline train station with frequent trains to London Waterloo.

No chain above







This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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- 2 Bedroom Riverside Apartment
- Views over the Hogsmill River and the Thames
- Reception Room with Private Balcony
- Fully Equipped Kitchen
- Principal Bedroom with En suite Shower Room and Fitted Wardrobes
- Further Double Bedroom
- Family Bathroom
- 2<sup>nd</sup> Floor
- 688 sqft
- Secure Underground Parking Space
- 24hr Concierge Service
- Residents Health Suite and Roof Garden
- Service Charge: £3,542.68 per annum plus a reserve fund contribution of £1,148.24 per annum
- Share of Freehold [underlying lease – 975 years remaining]
- Council Tax: Band F -£3,429.57 per annum