



2 Bedroom Riverside Apartment Charter Quay, Kingston upon Thames £489,950 Share of Freehold

Underlying lease 974 years

Immaculately presented riverside apartment situated within the exclusive Charter Quay Development,
Ideally positioned on the banks of the River Thames

This stunning 2 bedroom apartment is presented to the market chain free.

The reception room opens out to a private balcony and beautiful views over the Hogsmill River and the River Thames.

The wonderful apartment includes a high specification, contemporary kitchen.

2 bedrooms, a luxury 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 and communal garden.

The property is offered to the market with no onward chain and a share of freehold.

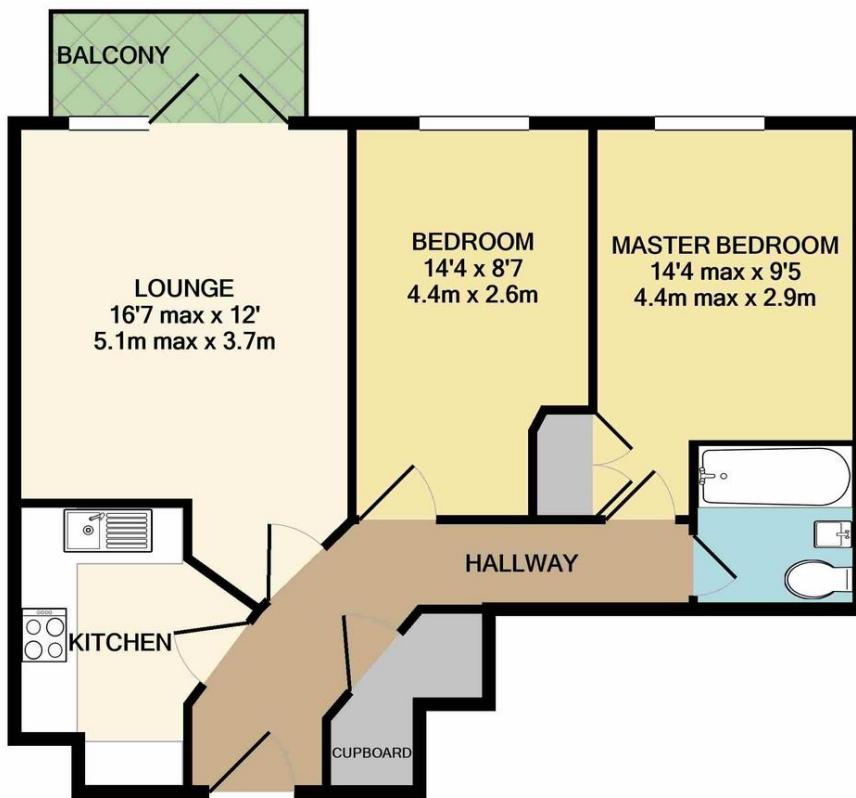
Located adjacent to Kingston's historic town centre with high street and independent stores, coffee shops and restaurants, The Rose
Theatre plus just a short walk to the mainline train station with frequent trains to London Waterloo.

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GARRICKS HOUSE, CHARTER QUAY, KINGSTON UPON THAMES
TOTAL APPROX. FLOOR AREA 635 SQ.FT. (59.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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- 2 Bedroom Riverside Apartment
- Reception Room with doors opening to a private balcony
- Views over the Hogsmill River and River Thames
- 2 Bedrooms
- High Specification Kitchen
- Luxury Bathroom
- 635 sq ft
- 1st Floor
- Secure Underground Parking Space
- Cycle Storage
- 24hr Concierge
- Lift Service
- Residents Health Suite
- Residents Roof Terrace and Communal Garden
- Service Charge: £3,330.32 plus a reserve fund contribution of £1,121.42 per annum
- Share of Freehold
- Council Tax: Band E - 3,041.31