



1 Bedroom Apartment **Charter Quay, Kingston upon Thames** **Price £325,000 - Share of Freehold – 974 year underlying lease**

Modern and spacious 1 bedroom Apartment with a Private Balcony.
 Ideally situated within the popular Charter Quay Riverside Development set in the heart of Kingston upon Thames.
 Spacious reception room with doors opening to a secluded private terrace.

Separate fully fitted well equipped kitchen.
 Double Bedroom with fitted wardrobes and new flooring
 Modern family bathroom and storage cupboard are both located off the entrance hallway.

This delightful apartment benefits from a secure underground allocated parking space,
 24 hr concierge service, and lift service.

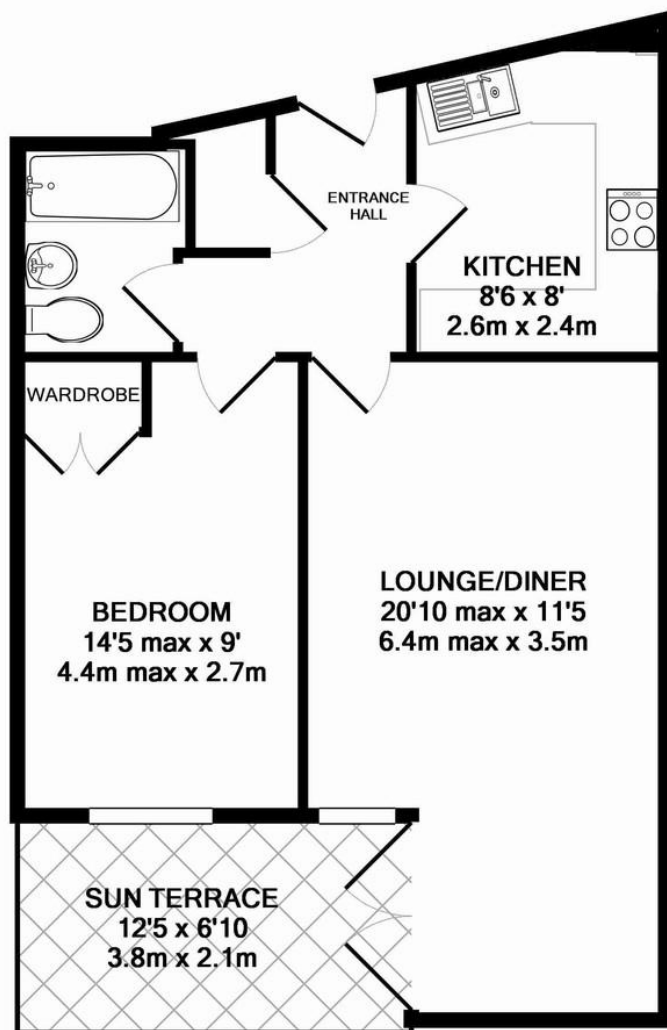
Set alongside Kingston's historic market place and just a few steps to the River Thames.
 Kingston upon Thames offers a vibrant town centre with an abundance of high street stores, including Fenwicks and
 John Lewis, independent shops, coffee shops and restaurants,

The property is located within a short walk to Kingston Mainline Station with frequent trains to London Waterloo,
 and is offered to the market with no onward chain.

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TAGGS HOUSE, MARKET SQUARE, CHARTER QUAY, KINGSTON UPON THAMES, KT1 1HU
TOTAL APPROX. FLOOR AREA 515 SQ.FT. (47.8 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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- Modern Apartment with a Private Balcony within the popular Charter Quay Riverside Development in Kingston upon Thames
- Spacious reception room with doors opening out to the private balcony
- Separate well equipped fitted kitchen
- 1 Double Bedroom with fitted wardrobes and new flooring
- Modern Bathroom
- Secure Underground Allocated Parking Space
- 24hr Concierge Service
- Lift Service
- 515 sq ft
- Share of Freehold with an underlying lease of – 974 years remaining
- Service Charge: £3,059.62 plus a reserve fund contribution of £1,12.54 per annum [approx]
- Council Tax: Band D - £2,488.35 per annum