



**Dollary Court, Kingston Road, Kingston Upon Thames, KT1 3PB**

Not for marketing purposes INTERNAL USE ONLY



**welcome to**

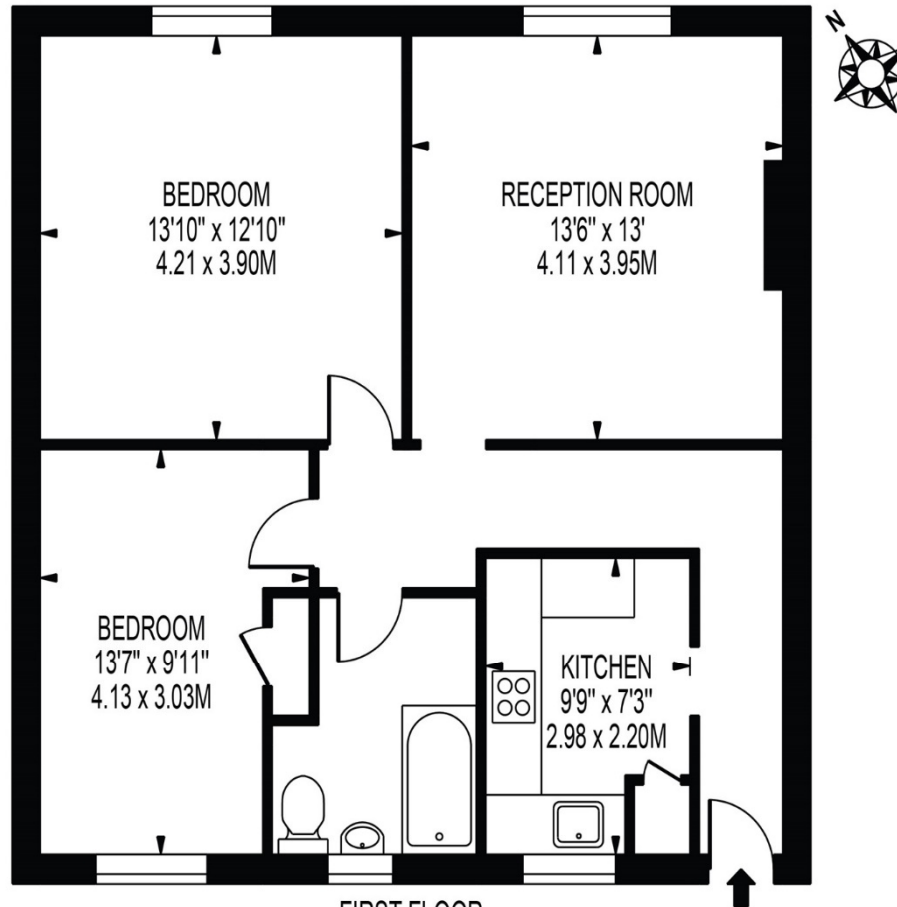
**Dollary Court, Kingston Road, Kingston Upon Thames**

A well-located two-bedroom property in Kingston upon Thames, offering comfortable living in good condition. Ideal for first-time buyers, investors, or those seeking a convenient base close to local amenities and excellent transport links.



## DOLLARY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 715 SQ FT - 66.40 SQ M



FIRST FLOOR  
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Situated in a convenient location along Kingston Road, this two-bedroom property offers a fantastic opportunity for first-time buyers, investors, or those looking to be close to Kingston town centre. The property is presented in good condition and provides a practical layout with scope to personalise and modernise to suit your own taste.

With excellent local amenities, transport links into London, and the River Thames nearby, this home combines comfort with convenience.

welcome to

## Dollary Court, Kingston Road, Kingston Upon Thames

- Two well-proportioned bedrooms
- Spacious living area with good natural light
- Functional kitchen with potential to upgrade
- Excellent transport links with Norbiton Station nearby
- Close to Kingston town centre, shops, cafes, and the riverside

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2000.00

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £350,000



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Property Ref:  
SUR109158 - 0001

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the  
postcode not the actual property

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