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Richmond Road, Kingston Upon Thames, KT2 5DF

A spacious two double bedroom first floor purpose built apartment with a garage. The property is in need of refurbishment. Located in the highly desirable North Kingston area within walking distance of the town centre, the station and the Thames. The many benefits include a large reception room with ample sitting and dining space. A separate, good-sized kitchen with an external door to service stairs. A spacious master bedroom with a fitted wardrobe and a double second bedroom also with a wardrobe. There is a white bathroom suite with a shower over the bath. A welcoming entrance hall. Modern double glazing and gas central heating. Well maintained communal garden and a garage to the rear. We understand the current lease is 86 years and will be extended to 999 years (buyer's lawyer will be required to register the new lease). Council Tax Band C. We are informed the current service charge is £1700 pa. No onward chain.

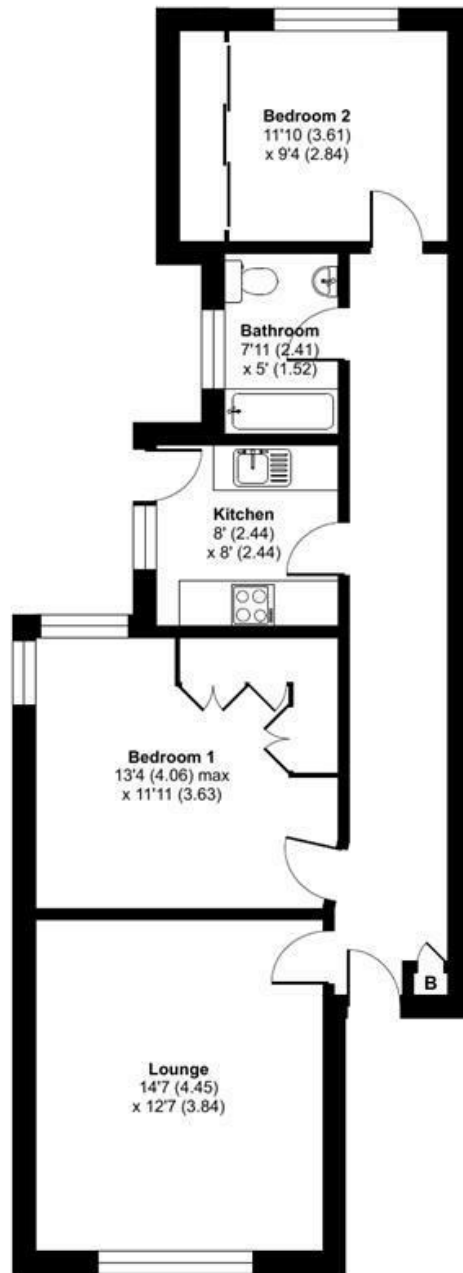
Guide Price £390,000 Leasehold

EPC Rating: C

Albany Court, Richmond Road, Kingston Upon Thames, KT2

Approximate Area = 739 sq ft / 68.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1083501

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fittings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		