



Geneva Road, Kingston Upon Thames, KT1 2TP

An excellent, well presented two-bedroom first floor apartment with a delightful communal garden and a garage. Located on a quiet, leafy residential road within walking distance of Surbiton mainline station, high street and Kingston town centre. The many benefits include a good size lounge dining room with parquet flooring and a bay window. There is a separate sleek-fitted kitchen with integral appliances and stone surfaces. The large master bedroom includes fitted wardrobes, the good size second bedroom also benefits from fitted furniture. There is a sumptuous new white and stone shower room. Gas central heating and modern double glazing. Well maintained communal areas and a lovely communal garden to the rear. Garage in a block. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £250 per qrt and ground rent £19 pa. Council tax band D. A lovely home sold with no onward chain.

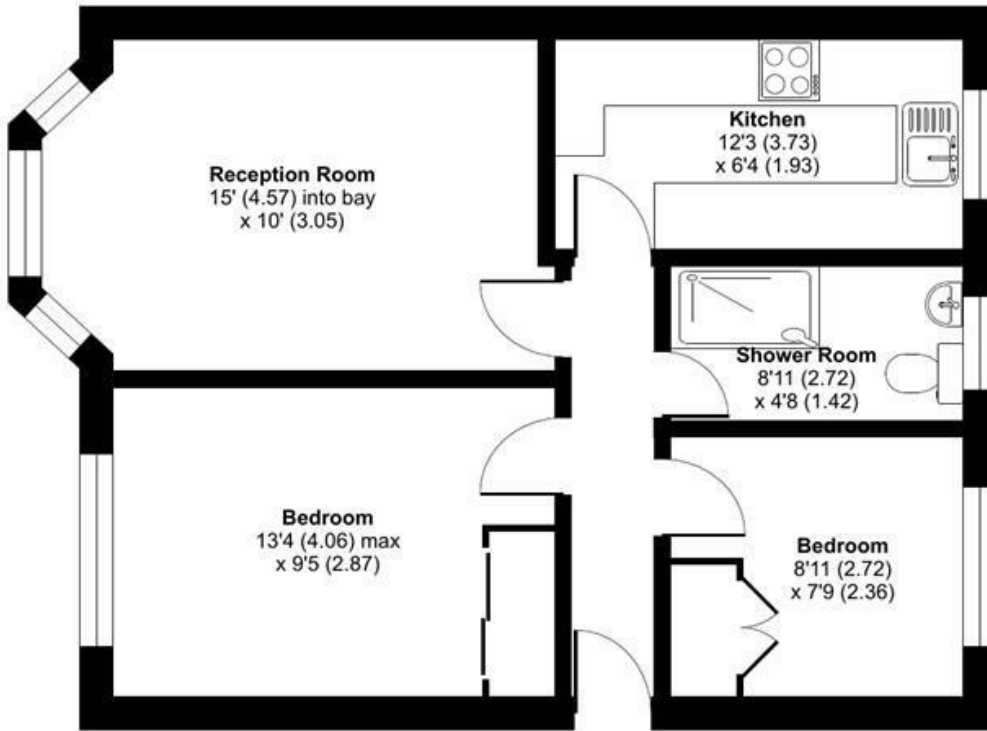
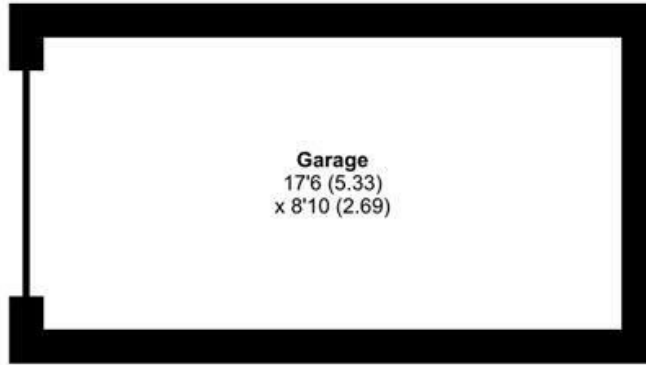
Guide Price £385,000 Leasehold - Share of Freehold

EPC Rating: C

Geneva Road, Kingston Upon Thames, KT1

Approximate Area = 677 sq ft / 62.9 sq m (includes garage)

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: 1161721

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/fitings 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		72	78
	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		