



## **2 Bedroom 1st Floor Apartment Ham / Kingston Upon Thames. £399,270 Share of Freehold /Leasehold 977 years**

An immaculately presented light bright and airy, two double bedroom apartment located on the 1st floor in North Kingston within a short walk of local amenities and sought after schools, sold with no onward chain.

Offering a stunning open feel modern fitted kitchen with built in appliances & direct access to the gardens A bright & spacious living room with a feature fireplace and plantation shutters, a newly fitted modern bathroom suite

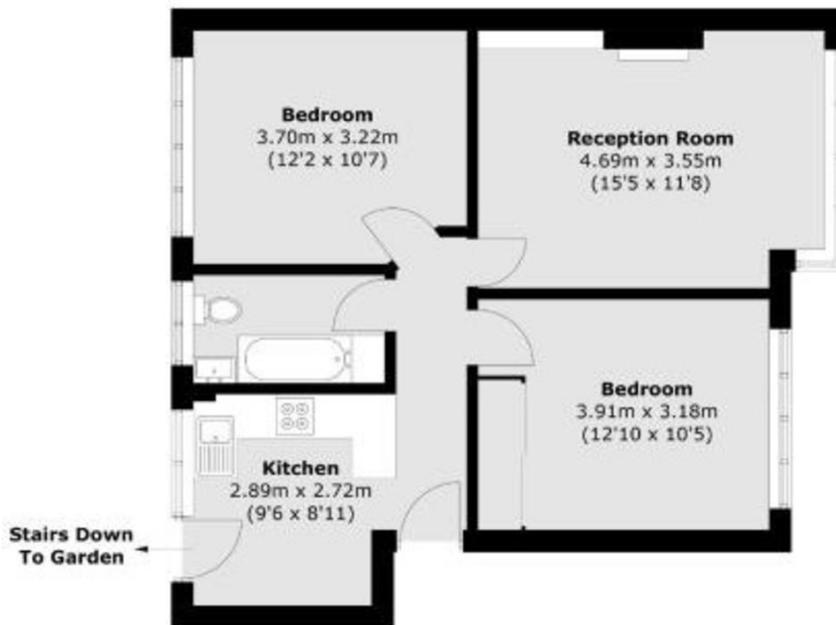
Lancaster Close is just off Lancaster Gardens. within easy walking distance of Ham Parade the River Thames is approximately 500 yards away and both Richmond Park and Kingston town centres are less than a mile away.

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Total area (approx.): 57.9 sq. m (623.2 sq. ft)

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

- Two Double Bedrooms Fitted Wardrobes
- Large Living Room with Feature Fireplace & Plantation Shutters
- Bright & Modern Fitted Open Plan Kitchen with Some Built in Appliances
- Modern Newly Fitted White Bathroom suite
- Double Glazed Windows
- Gas Central Heating Via Combination Boiler
- Service Charge: £2,796 per annum
- Share of Freehold / Leasehold 977 year lease
- Council Tax: Band C - £2,211.86 per annum