



2 Bedroom 1st Floor Apartment **Ham / Kingston Upon Thames, KT2 5NJ** **£380,000 Share of Freehold**

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 less than a mile away.

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

- Two Double Bedrooms Fitted Wardrobes
- Large Living Room With Feature Fireplace & Plantation Shutters
- Bright & Modern Fitted Open Plan Kitchen with Built in Appliances
- Modern Newly Fitted White Bathroom suite
- 623'2 Sq ft
- Double Glazed Windows
- Gas Central Heating Via Combination Boiler
- Service Charge £2,796 P.A
- Share Of Freehold / Leasehold 977 Year Lease
- Council Tax Band C - £2,211.86 P.A