



2 Bedroom Apartment Skerne Road, Kingston Upon Thames. £425,000 Leasehold

A well presented two double bedroom apartment situated on the 4th Floor within the Royal Gallery Development on Skerne Road, Kingston upon Thames.

Spacious L-Shaped open plan kitchen / living / dining room with doors opening out to the private L-shaped balcony with an easterly aspect overlooking the Residents landscaped courtyard garden.

Principal Bedroom with en suite shower room, and doors opening out to the private balcony.

Further double bedroom and a spacious guest bathroom located off the hallway.

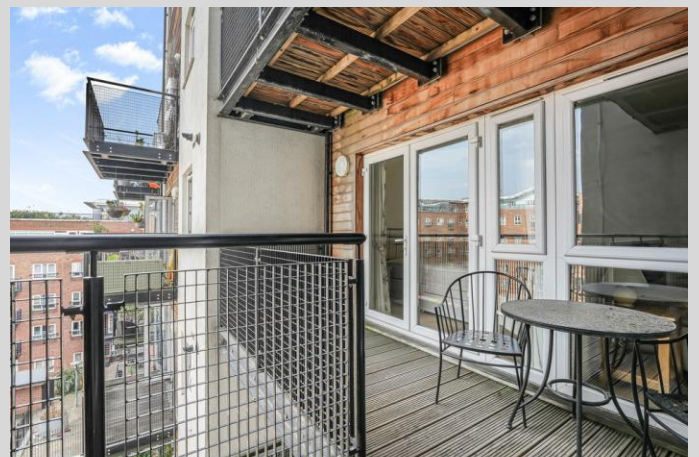
The property offers 824 sq ft of internal living space and is offered to the market chain free.

Skerne Road is ideally located within just a few minutes walk of the river Thames, Kingston's Historic Town Centre and Mainline Station with frequent trains to London Waterloo.

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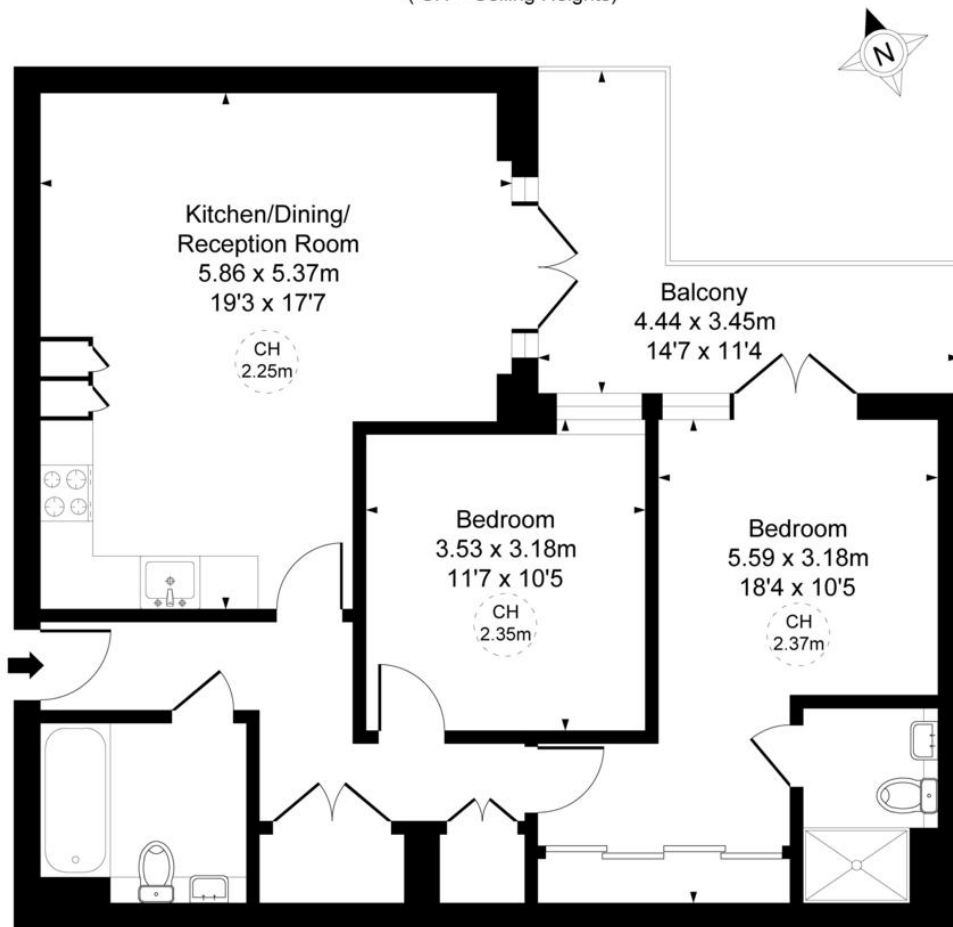
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Skerne Road, Kingston
Upon Thames, KT2 5AD

Approximate Gross Internal Area
76.57 sq m / 824 sq ft

(CH = Ceiling Heights)



Fourth Floor

This plan is not to scale. It is for guidance and not for valuation purposes.

All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- Modern 2 Bedroom, 2 Bathroom Apartment
- Contemporary Open Plan Living / Kitchen / Dining Room
- Spacious L-Shaped Balcony
- Principal Bedroom with En Suite Shower Room and Fitted Wardrobes.
- Further Double Bedroom
- Spacious Guest Bathroom
- Access to the balcony from the Reception Room and the Principal Bedroom
- Balcony overlooks the resident's courtyard garden
- 4th Floor
- 824 sq ft
- Lease: 110 years remaining
- Ground Rent: £275 per annum
- Service Charge: £4,879.34 per annum
- Council Tax: Band E - £3,041.31 per annum
- No onward Chain