



## **2 Bed, 2 Bath 2<sup>nd</sup> Floor Apartment Lower Kings Road, Kingston Upon Thames. £445,000 Share of Freehold**

A Modern 2 Bed, 2 Bath Purpose Built Apartment located in North Kingston within a stone's throw of the river Thames

Situated on the 2nd floor of Elizabeth Court, and offering 604 sq ft of internal living space,  
This exceptionally & well-presented apartment also comes with an allocated parking space.

Spacious Reception / Dining Room with doors opening to a separate fully fitted modern kitchen.

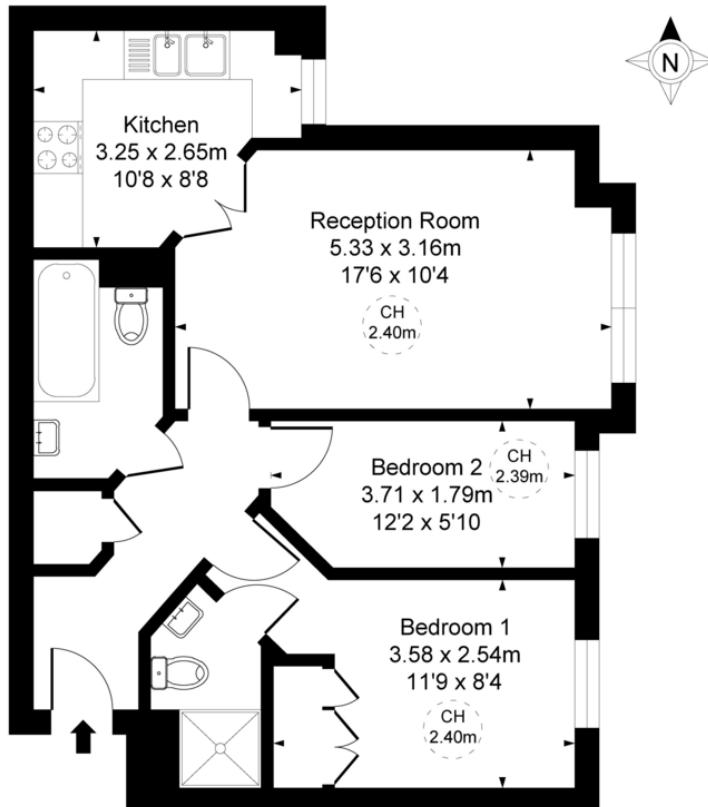
Principal bedroom with fitted wardrobes & En-Suite shower room, a spacious modern bathroom suite.

Elizabeth Court is conveniently situated within a few minutes' walk of Kingston's Historic Town Centre, the river Thames, Royal Bushy Park and Kingston's Mainline Station with frequent trains to London Waterloo. Offered to the market with no onward



Elizabeth Court, Lower  
Kings Road, Kingston, KT2

Approximate Gross Internal Area  
56.13 sq m / 604 sq ft  
(CH = Ceiling Heights)



Second 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.

- Two Bedrooms
- Modern Fitted Kitchen With Fitted Appliances
- Modern Fitted bathroom Suite
- Principal Bedroom with Fitted Wardrobes & En-Suite Shower Room
- Double Glazed Windows
- Gas Central Heating via Gas Boiler
- Prime Location Within a Stone's Throw from the River Thames
- Allocated Parking Space – Bay 82
- Communal Bike Parking in Secured Covered Storage
- 604 Sq Ft of Living Space
- Service Charge £2.732.92 P.A
- Share of Freehold / £0 Ground Rent
- Lease: 994 Years