



LEASEHOLD

Maisonette

# COOMBE ROAD, KINGSTON UPON THAMES KT2 7AB

Asking Price

# £575,000

FEATURES



# 2 Bedroom Maisonette located in Kingston Upon Thames

An exciting opportunity to secure a brand new two bedroom duplex apartment.

If you're looking for a new home or an investment opportunity boasting high specification and energy efficiency, this exclusive development will provide all the comforts of contemporary living in a location as attractive as it is convenient.

Just a short stroll to Norbiton station on the edge of Kingston Upon Thames, the town centre, Richmond Park the beautiful River Thames are all close by. Offering its own entrance, split level accommodation and private outside space this is an opportunity not to be missed, all with the peace of mind of a 10 year warranty. Parking options are available.

\*New Build - Council tax rates not yet available.

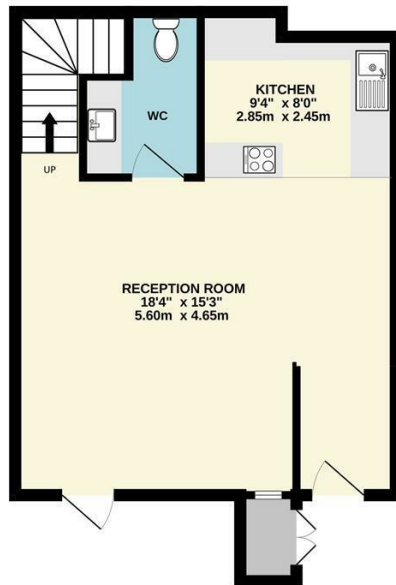
We also offer an ARLA licensed professional Lettings and Management Service. If you are considering letting your current property in order to purchase this, are looking at buy to let or would like a free review of your current portfolio then please ask to speak to our Client Manager on 020 8546 7771.

Call us on  
020 8546 7771

info@saxonkings.co.uk  
www.saxonkings.co.uk

Council Tax Band

GROUND FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

