

LEASEHOLD



Apartment

COOMBE ROAD,  
KINGSTON UPON  
THAMES KT2 7AB

£335,000

#### FEATURES

- Private Balcony
- Lift serviced development
- Bike Storage
- Fantastic location offering convenience and lifestyle



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SAXON  
KINGS

# 1 Bedroom Apartment located in Kingston Upon Thames

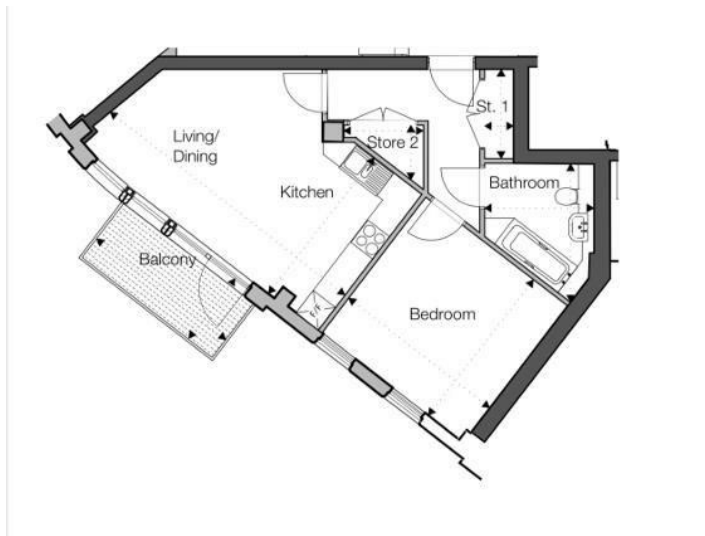
Saxon Kings are delighted to bring to the market this immaculately presented 1 bedroom apartment within a lift serviced development.

Fantastic location offering convenience and lifestyle, just a few minutes walk from local restaurants and supermarkets and only a short distance from Kingston town centre, Norbiton Station and Richmond Park.

The property boasts a bright and spacious open plan living room/ kitchen with integrated appliances, a well-proportioned double bedroom and contemporary bathroom. The well designed layout includes extensive storage within the property.

Tastefully decorated throughout, this modern property is ready to move into while still offering potential for personalisation.

Added benefits include private balcony, entry phone system and secure bike storage.



	Imperial	Metric
Kitchen/Living/Dining	20'10"x11'11"	6.35x3.65m
Bedroom 1	12'5"x11'11"	3.80x3.65m
Bathroom	7'6"x9'8"	2.30x2.95m
Balcony	11'9"x5'2"	3.50x1.60m
Store 1	1'11"x6'2"	0.60x1.90m
Store 2	5'6"x3'9"	1.70x1.15m

## Unit 02-A

1 Bed 2 Person

Gross Internal Area = 52sqm  
559sqft

Call us on

020 8546 7771

info@saxonkings.co.uk

www.saxonkings.co.uk

Council Tax Band

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	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.

