







2 Bedroom 1st Floor Apartment
Ham / Kingston Upon Thames.
£375,000 Share of Freehold /Leasehold 975 years

An immaculately presented light bright and airy, two double bedroom apartment located on the 1st floor
of a purpose built development in the popular North Kingston area,
ideally located within a short walk of local amenities and sought after schools.
Offering a stunning open feel, a modern fitted kitchen with some built in appliances and direct access to the communal gardens.
A bright and spacious reception room with a feature fireplace and plantation shutters,
2 double bedrooms and a recently refitted modern bathroom suite.
Lancaster Close is located 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.
Offered to the market with no onward chain.

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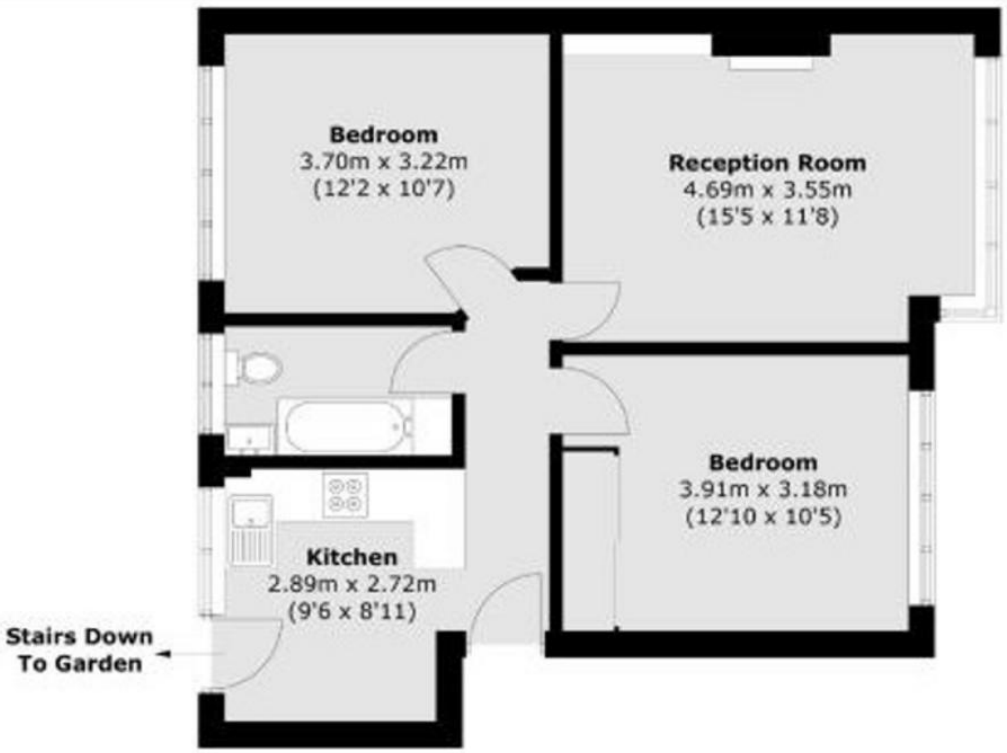












Total area (approx.): 57.9 sq. m (623.2 sq. ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

- Two Double Bedrooms with Fitted Wardrobes
- Large Living Room with Feature Fireplace & Plantation Shutters
- Bright and Modern Fitted Open Feel Kitchen with some Built in Appliances
- Recently Fitted White Bathroom suite
- 623’2 Sq ft
- Double Glazed Windows
- Gas Central Heating Via Combination Boiler
- Service Charge £3,420 per annum [approx]
- Share Of Freehold / Leasehold 976 Year Lease
- Council Tax Band C - £2,318.33 per annum
- Share of Freehold
- No onward chain