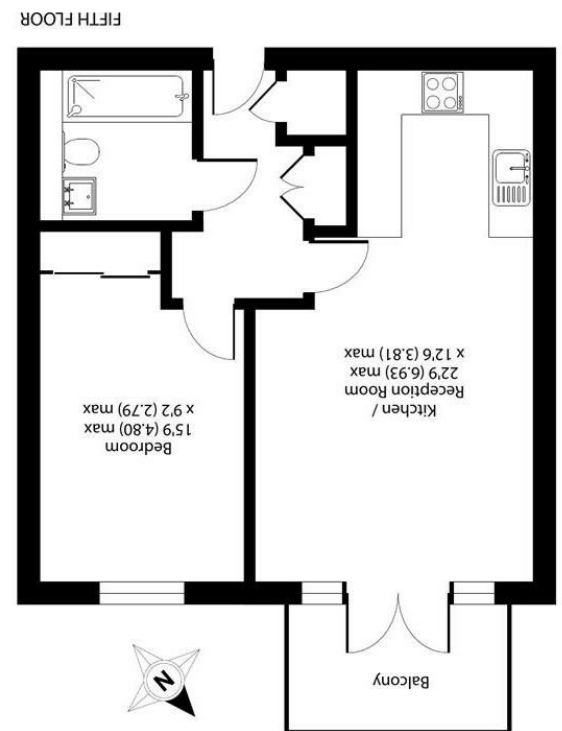


All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

Energy Efficiency Rating	
Very Good (A)	85-92
Good (B)	79-84
Fair (C)	73-78
Borderline (D)	69-72
Poor (E)	65-68
Very Poor (F)	55-64
Unacceptable (G)	51-54

Environmental Impact (CO ₂) Rating	
Very Good (A)	10-15
Good (B)	16-20
Fair (C)	21-25
Borderline (D)	26-30
Poor (E)	31-35
Very Poor (F)	36-40
Unacceptable (G)	41-45

Floor plan produced in accordance with RICS Property Measurement Standards (RICS Residential) - (ed: March 2022).
 Produced for Gibson Lane, REF: 1202886



Approximate Area = 505 sq ft / 47 sq m
 For identification only - Not to scale

34 Richmond Road
 Kingston upon Thames
 Surrey
 KT2 5ED
 www.gibsonlane.co.uk
 Tel: 020 8546 5444



12 Skerne Road,
 Kingston Upon Thames, Surrey, KT2 5AD



- Modern 1 Bedroom Apartment
- Open-Plan Kitchen/Diner
- Tiled Bathroom With Bath & Shower
- Spacious Double Bedroom With Fitted Wardrobes
- Ample Storage Throughout
- Private Balcony
- Excellent Location Close To Town Centre & Station
- North Kingston Location
- EPC Rating - C
- Council Tax Band - D



£1,750 Per Calendar Month

12 Skerne Road,
Kingston Upon Thames,
Surrey,
KT2 5AD



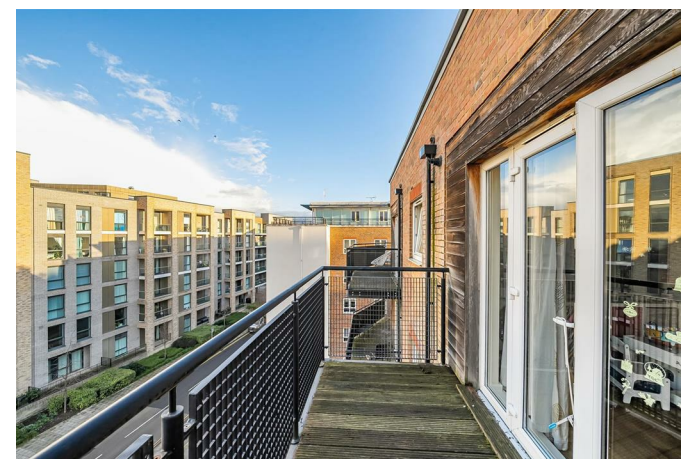
Description:

Gibson Lane present to the market this beautiful one bedroom apartment located close to Kingston town centre which is situated in The Royal Gallery development close to the River Thames. The property provides a lovely open-plan reception room with modern kitchen including integrated appliances, spacious double bedroom which includes fitted wardrobes, tiled bathroom with bath & shower and ample storage cupboards throughout. Further benefits to this lovely flat includes a private balcony and short walk to all amenities with Kingston station under five minutes walk.



Location:

Royal Gallery, Skerne Road is a sought after location within close proximity of the River Thames and Kingston town centre. The Royal Gallery is a modern apartment block within this popular residential area conveniently positioned for Canbury Gardens, with Kingston town centre, station and Richmond Park being a short distance away. The standard of schooling in the immediate area is excellent for both private and state sectors and the area has an extensive range of leisure facilities including golf courses, tennis clubs, sailing, riding schools and private & public health clubs.



Furnishing: Unfurnished
Local Authority: Kingston Upon Thames
Council Tax Band: D
Available Date:
Deposit: £2,076
Tenancy Term: Long Term