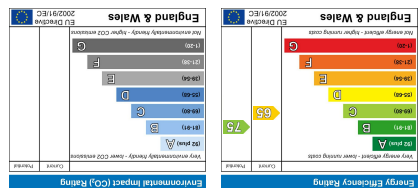


**Important Information**  
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance 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.



**Client Money Protection:** We are members of the Propertymark Client Money Protection (CMP) Scheme. Our Client Money Protection certificate is available upon request, or it can be found on our website.

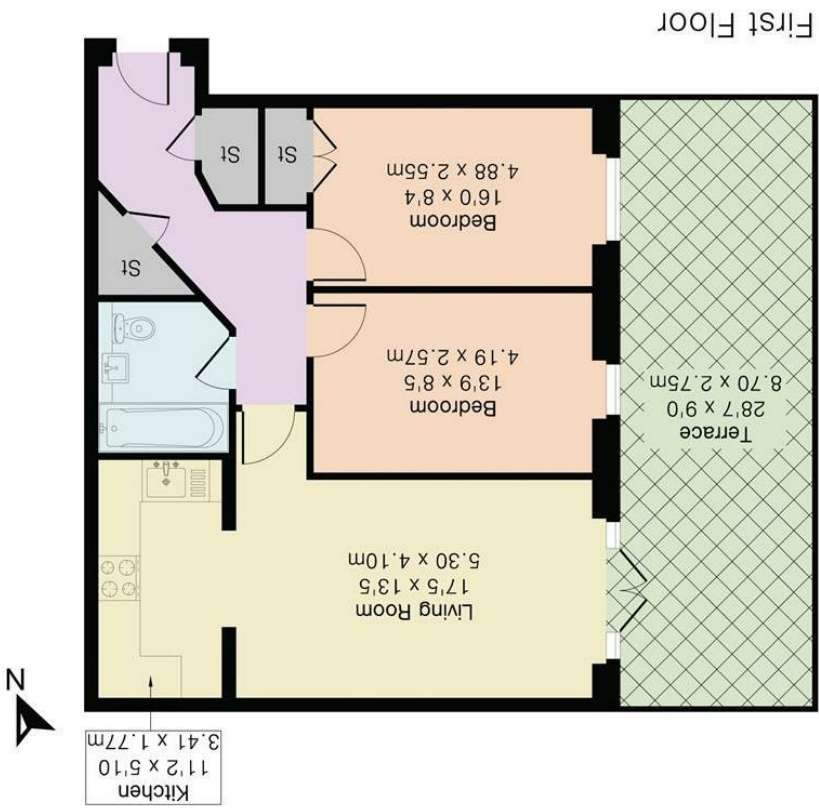
**Redress:** We hold independent redress with Property Redress

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







## Guide Price £450,000

- Modern 2 Double Bedroom Apartment
- Fully Fitted Kitchen With Integrated Appliances
- Bright Open-Plan Living Room with access to large balcony
- Modern Bathroom With Bath & Shower
- 1 Allocated Parking Space

Tenure: Leasehold  
Local Authority: Kingston upon Thames

- Residents Gym & Communal Gardens
- Lift Access
- Excellent Location Very Close To Central Kingston & Train Station
- EPC Rating D
- Service Charge £3,227.04 p.a. 969 year lease

For all other Material Information relating to this property, please contact our offices.

## Description

Gibson Lane proudly present to the market a well presented spacious two bedroom flat, located on the first floor of this popular development very close to Kingston town centre & Kingston station. The property provides an open-plan bright reception room, fully fitted kitchen with integrated appliances, two good size double bedrooms with fitted wardrobes and a modern bespoke tiled bathroom with bath & shower. The property benefits from a large balcony ideal for outdoor entertaining. This lovely gated development provides communal gardens, on-site residents gym, lift access and both allocated and visitors parking spaces. Being on the door step of the River Thames, Canbury Gardens & Richmond Park this is a very desirable place to live with all amenities close by.



## Situation

Regents Court is a centrally located development which is conveniently positioned for Kingston town centre & Kingston station which provides direct access into Waterloo. The communal aspects of this development include communal gardens, residents gym, visitor parking and allocated parking subject to ownership. Richmond Park and the River Thames are within a short walk with Canbury Gardens a very popular location for those who like a stroll along the river or a space to relax and unwind.

