

LEASEHOLD



Apartment

ACRE ROAD, KINGSTON KT2 6ER

Asking Price

£249,950

FEATURES

- Great location
- Parking space included
- Minutes walk from Kingston train station and town centre



1 Bedroom Apartment located in Kingston

Chain Free – One Bedroom Apartment in Central Kingston!

Saxon Kings are pleased to offer this modern ground floor one bedroom apartment, ideally located just a 5-minute walk from Kingston train station and the bustling town centre. Well-presented throughout, the apartment features a bright open-plan living area, a fully fitted kitchen with recently installed wooden flooring, a spacious double bedroom, a modern bathroom with shower over bath, and excellent hallway storage. The property also benefits from one off-street parking space.

Located in the heart of Kingston upon Thames, Coopers Lodge offers unbeatable access to local amenities. Enjoy an array of shops, restaurants, riverside cafés and green open spaces including Canbury Gardens and Richmond Park. Excellent transport links via Kingston station provide direct trains to London Waterloo in around 30 minutes, while multiple bus routes make getting around South West London simple.

With a long lease of 125 years, low service charges (£1,590 p/a. approx.) and ground rent (£75 p/a), this is a perfect choice for first-time buyers, investors, or downsizers.

Call us on

020 8546 7771

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www.saxonkings.co.uk

Council Tax Band

C

Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



Total area: approx. 35.7 sq. metres (383.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.

