



May Bate Avenue
Kingston Upon Thames KT2 5UL

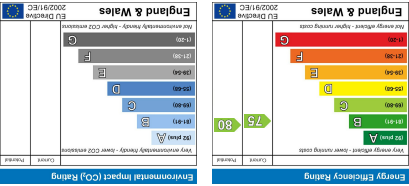
Approximate Gross Internal Area 897 sq ft - 83 sq m



Third Floor

PINK PLAN

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.



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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Guide Price £725,000

- NO ONWARD CHAIN!
- Allocated Parking for Two Cars
- Master Bedroom with En-Suite Bathroom
- Two Generous Bedrooms & Two Bathrooms
- Spacious Accommodation Approaching 900 sq ft

Tenure: Leasehold
Local Authority: Kingston upon Thames

- Penthouse - Prime Riverside Location
- Easy Access into Kingston Town Centre
- Service Charge - £2310
- EPC Rating - C 970 Year Lease
- Council Tax Banding - F

* All material Information relating to this property, has been supplied in good faith, for further information please contact our offices.

Description

This spacious riverside penthouse flat is located alongside the River Thames and Canbury Gardens and offers an exceptional opportunity for those seeking a comfortable and convenient lifestyle in Kingston Upon Thames. Overlooking the picturesque River Thames, this property is perfectly situated to enjoy the scenic beauty and vibrant atmosphere of the area.

Boasting generous accommodation approaching 900 square feet, this well-presented apartment features two spacious bedrooms, one of which benefits from an en-suite bathroom, a lovely living room, kitchen and a family bathroom. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming environment.

Additionally, the property includes the advantage of allocated off-street parking for two cars, a valuable asset in this sought-after location. With no onward chain, this flat is ready for you to move in and make it your own without delay.

This apartment offers a perfect blend of comfort and accessibility. Do not miss the chance to view this delightful property in a prime location.



Situation

May Bate Avenue is a popular residential development and is one of the more sought after riverside locations in North Kingston. Trent House is conveniently positioned for Canbury Gardens and the River Thames with Kingston town centre, station and Richmond Park 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.

