

LEASEHOLD - SHARE OF  
FREEHOLD



Apartment

# QUEENS ROAD, KINGSTON KT2 7TR

Asking Price

# £400,000

FEATURES



# 2 Bedroom Apartment located in Kingston

Offered to the market chain free, this well-proportioned two bedroom apartment is ideally positioned on the ever-popular Queens Road, Kingston. The property boasts a bright and spacious reception room with direct access onto a private rear-facing balcony, creating an ideal spot to unwind. A separate kitchen provides practical workspace and storage. Further benefits include two generous storage cupboards off the hallway, perfect for keeping the home clutter-free. The property further benefits from a garage, offering valuable parking or additional storage, as well as the use of visitor parking.

The location is a key highlight, with easy access to both Kingston station and Norbiton station, providing convenient links into Central London. The open green spaces of Richmond Park are also nearby, perfect for outdoor leisure, while Kingston town centre offers a vibrant mix of shops, restaurants and riverside amenities.

The current lease has 86 years remaining, however all leaseholders have the option to renew to a 999 year lease at a cost of £1250 plus VAT, plus disbursements.

Please note that internal photography will be added shortly, as the property is currently in the process of being vacated.

An excellent opportunity for first-time buyers, investors or downsizers seeking a well-located home with added practical benefits.

Call us on

020 8546 7771

info@saxonkings.co.uk

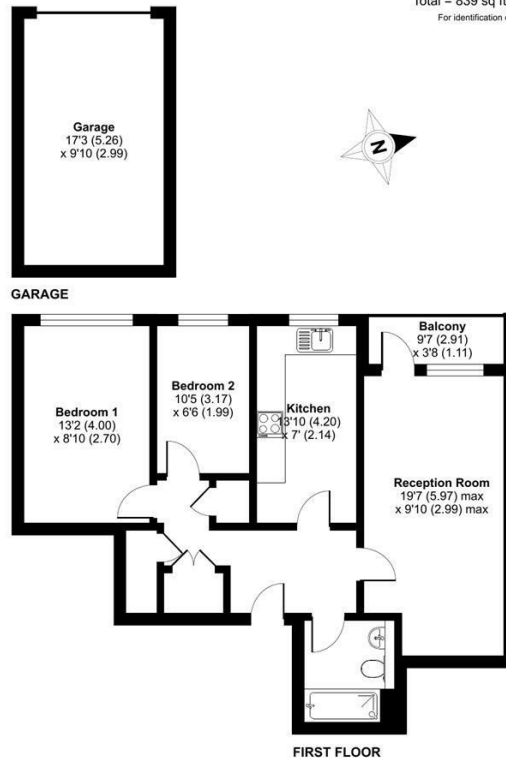
www.saxonkings.co.uk

Council Tax Band

C

## Rowan Court, Queens Road, Kingston Upon Thames, KT2

Approximate Area = 669 sq ft / 62.1 sq m  
Garage = 170 sq ft / 15.8 sq m  
Total = 839 sq ft / 77.9 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         |           |
| (69-80)  | C | 70                      | 77        |
| (55-68)  | D |                         |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | 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.