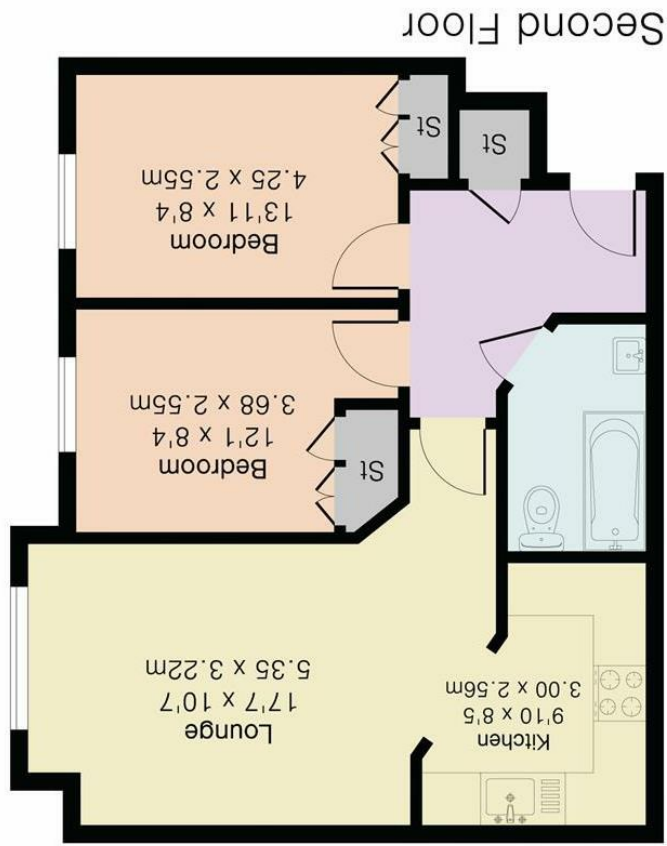




**Skerne Walk**  
 Kingston Upon Thames KT2 5LQ

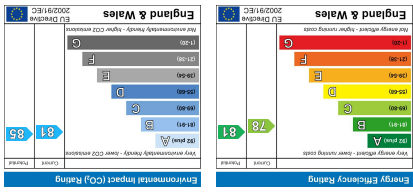
Approximate Gross Internal Area 594 sq ft - 55 sq m



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.

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**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

[www.gibsonlane.co.uk](http://www.gibsonlane.co.uk)

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**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.





## Guide Price £450,000

- Modern Second Floor Apartment
- Chain Free
- 2 Double Bedrooms
- Large Bright Reception Room
- Modern Bathroom with Bath & Shower

- Gated Off-Street Parking
- Close proximity to river Thames & Canbury Park
- EPC Rating - C
- Service Charge - £2190 p.a.
- Lease Remaining - 999 years

Tenure: Share of Freehold  
Local Authority: Kingston Upon Thames

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

### Description

Gibson Lane present to the market a stunning share of freehold two double bedroom second floor modern apartment recently renovated with new bathroom and modern kitchen with the addition of new flooring. Located in a central position, within walking distance to Kingston town centre and train station and the lovely Canbury Park and river Thames. This apartment is very well presented throughout which provides generous living accommodation with two double bedrooms, large reception hallway, bright 18ft reception room which leads onto the fully fitted kitchen including dishwasher; tiled bathroom with bath and shower. Further benefits include secured/gated allocated off-street parking, ample storage and walking distance to all amenities. This property is being sold CHAIN FREE.

Sandringham Court is a modern, well maintained, gated development in North Kingston, providing residents with an almost unrivalled proximity to the needs and wants of many - 0.2 miles from Kingston Train Station and even less from The River Thames and Kingston Town Centre.

### Situation

Sandringham Court is located on Skerne Walk which is conveniently positioned for Kingston town centre, station, Richmond Park, moments from Canbury Gardens and the River Thames. 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.

