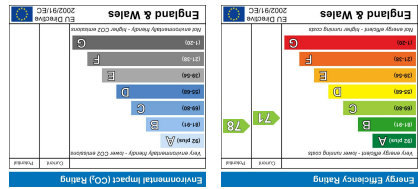


Important Information
All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes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



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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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Lancaster Close
Kingston Upon Thames KT2 5NH



Guide Price £425,000

- Ground Floor Apartment
- Three Bedrooms
- Share of Freehold Lease 997 Years Remaining
- Newly Refurbished
- North Kingston Location
- * Tenure: Share of Freehold
- Service Charge £600 Per Quarter
- Ground Rent £35 Per Quarter
- Chain Free
- EPC Rating - C
- Council Tax Band - D
- * Local Authority: Kingston Upon Thames

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

Summary

Welcome to this charming ground floor apartment located in the peaceful setting of Lancaster Close, Kingston Upon Thames. This delightful flat has been newly refurbished and boasts a spacious layout with one reception room, two double bedrooms, one single bedroom, a brand new bathroom and a modern kitchen with direct access to the communal garden. Built in 1939, this property exudes character and charm while offering modern comfort. Situated in a quiet cul de sac, you can enjoy the tranquillity this lovely neighbourhood offers. This apartment is located in a great school catchment area, ensuring that your children have access to excellent educational opportunities. Don't miss the chance to make this flat your new home in Kingston Upon Thames. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Location

Lancaster Close is a quiet residential turn off Lancaster Gardens. Lancaster Gardens is a particularly sought after road ideally situated in the popular North Kingston area. The property is conveniently positioned for both Kingston and Richmond stations giving direct access into Waterloo, and the A3 which serves both London & the M25. Kingston and Richmond town centres with their array of shops and restaurants are a short distance away and the River Thames and Richmond park are both near by. The standard of schooling in the immediate area is excellent within both the private and state sector.

