



## 2 Bedroom Riverside Apartment Charter Quay, Kingston upon Thames £535,000 Leasehold

Luxury spacious two bed apartment Riverside Apartment on the 1st floor with an Expansive 31' x 16' Private Terrace, ideally situated within the highly sought-after Charter Quay riverside development in Kingston upon Thames.

This well appointed property boasts an impressive 31' x 16' private terrace, providing exceptional outdoor living and entertaining space. Additional benefits include a secure allocated underground parking space, cycle storage, residents' health suite, 24-hour concierge service, lift access, beautifully maintained communal gardens, and the advantage of being offered to the market with no onward chain.

Perfectly positioned on the banks of the River Thames, Charter Quay is adjacent to the Rose Theatre and just moments from Kingston's historic town centre, offering an excellent selection of high street and independent retailers, cafés, bars, and restaurants.

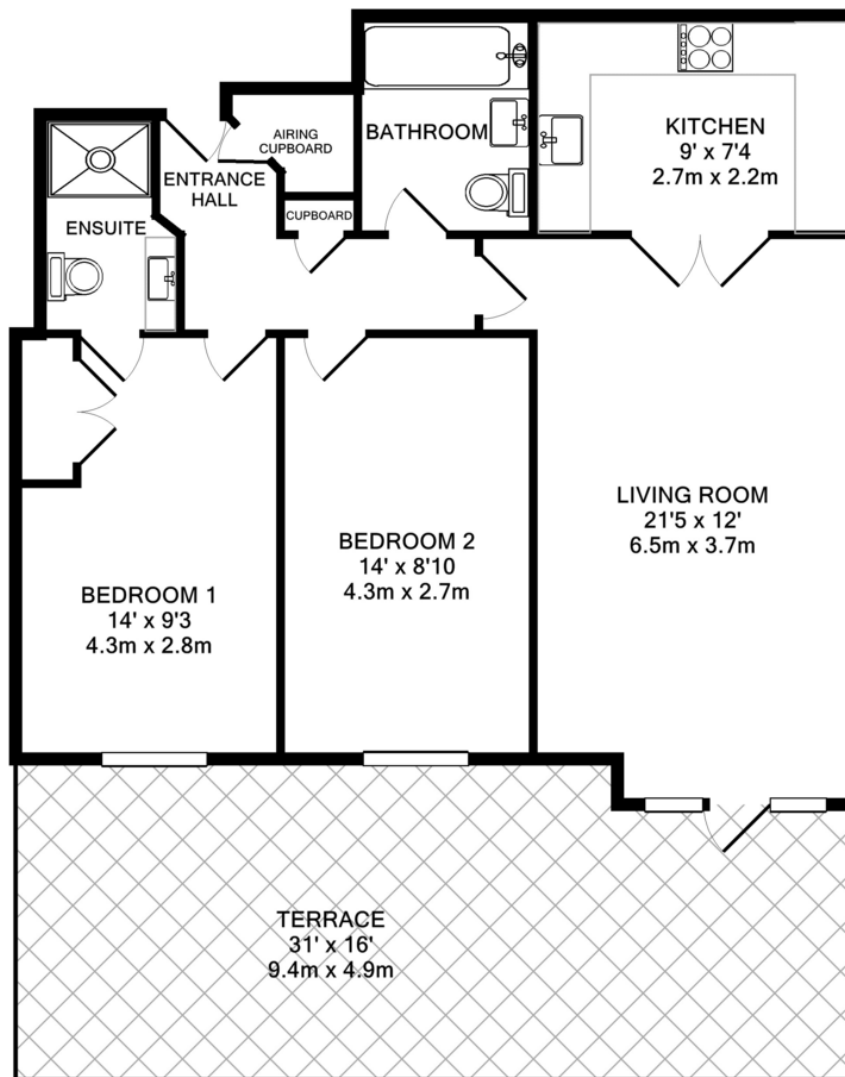
Kingston's mainline railway station is within easy walking distance, providing frequent and direct services to London Waterloo making this an ideal home for both commuters and those seeking vibrant riverside living.

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**STEVEN'S HOUSE, CHARTER QUAY, KINGSTON, SURREY**  
**TOTAL APPROX. FLOOR AREA 77.8 SQ.M. (838 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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- Riverside Development
- 2 Double Bedrooms
- Large 31' x 16' Private Terrace
- Open Plan living accommodation
- Modern Fitted Kitchen with Built in Appliances
- 2 Luxury Bathrooms
- 838 Sq. ft of Living Space
- 1st floor Riverside Apartment
- Secure Underground Allocated Parking Space
- Service Charge: £3,947.46 plus a reserve fund contribution of £1,215.62 = £5,163.08 per annum
- Ground Floor £350 per annum
- Lease 972 Years