



## Queenshurst Square, Kingston Upon Thames, KT2 5FW

**£680,000**

FOR SALE

A 2 BEDROOM 2 BATHROOM 7TH FLOOR APARTMENT LOCATED IN THE SOUGHT AFTER "QUEENSHURST SQUARE" DEVELOPMENT IN THE CENTER OF KINGSTON UPON THAMES

This apartment is set over 806 square feet and comprises a reception room with access to a private terrace, modern fully fitted kitchen, master bedroom with access to a second private terrace with South facing views and an en-suite bathroom. The second bedroom has use of the family bathroom and the property has ample storage.

The apartment is currently tenanted and is producing an income of £32,244 which equates to a gross yield of 4.7%

Service charge £4,350 per annum

Ground rent £425 per annum

Lease: 991 years remaining

\*The above information has been provided to Cityzen by the client but not verified and upon entering into a purchase you should instruct a lawyer to check this information.

- 7TH FLOOR APARTMENT
- TWO BEDROOMS AND TWO BATHROOMS
- TWO PRIVATE TERRACES
- SET OVER 800 SQUARE FEET
- LOCATED IN KINGSTON UPON THAMES
- "HAMOND CT" PART OF THE QUEENSHURST SQUARE DEVELOPMENT
- CURRENTLY RENTED WITH AN INCOME OF £32,244 PER ANNUM
- YIELDING 4.7%
- LOCATED CLOSE TO KINGSTON STATION
- CONCIERGE, GYM & CINEMA ROOM

# Queenshurst Square, Kingston Upon Thames, KT2 5FW



HAMOND COURT



BALCONY



RECEPTION



BALCONY



KITCHEN



VIEW

# Queenshurst Square, Kingston Upon Thames, KT2 5FW



KITCHEN



RECEPTION



KITCHEN/RECEPTION



RECEPTION



KITCHEN



RECEPTION

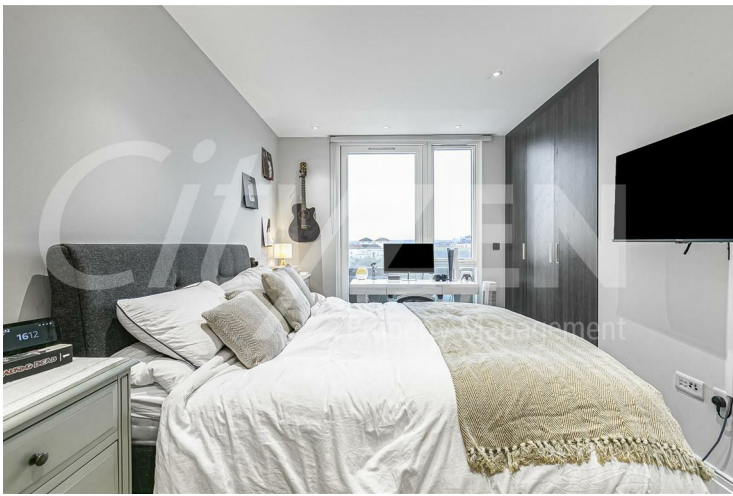
# Queenshurst Square, Kingston Upon Thames, KT2 5FW



**BEDROOM**



**BUILDING ENTRANCE**



**BEDROOM**



**KITCHEN**



**BATHROOM**



**BEDROOM**

**Queenshurst Square, Kingston Upon Thames, KT2 5FW**



**BATHROOM**



**EN-SUITE**



**EN-SUITE**

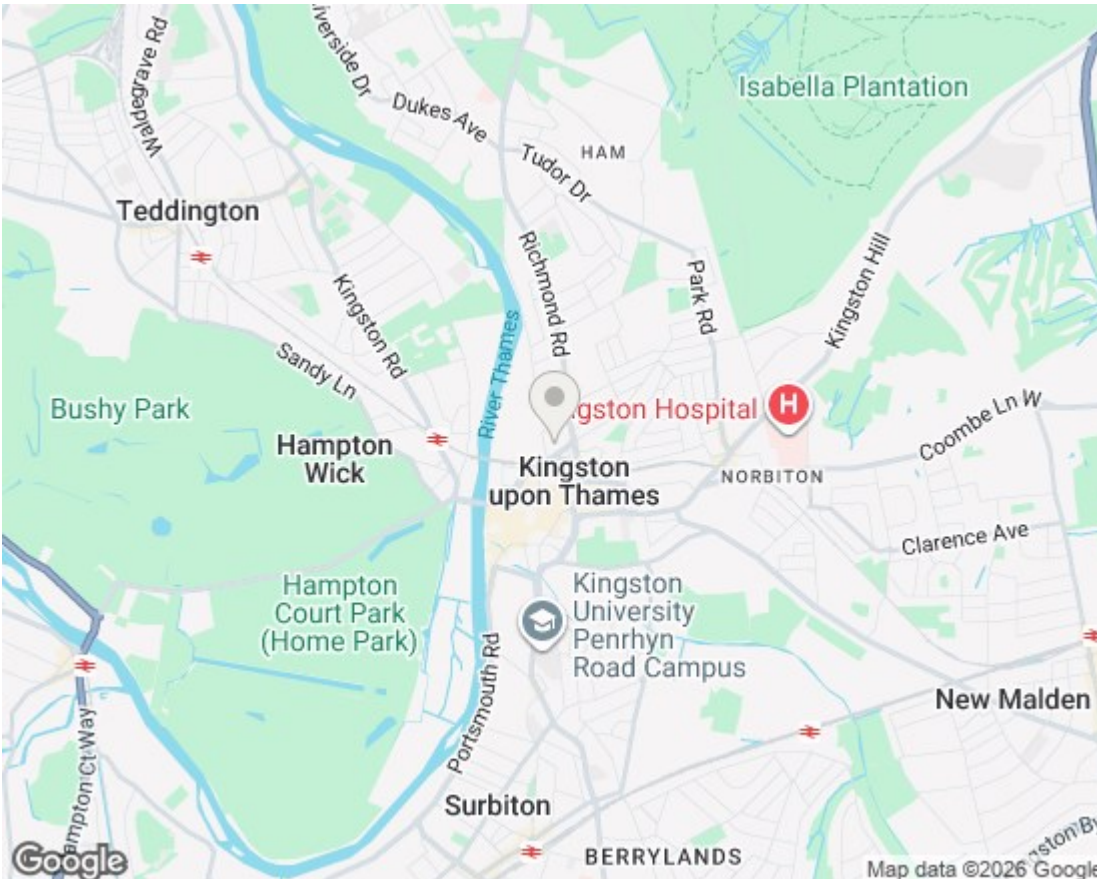
# Approximate Gross Internal Area 806 sq ft - 75 sq m



Seventh Floor



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.