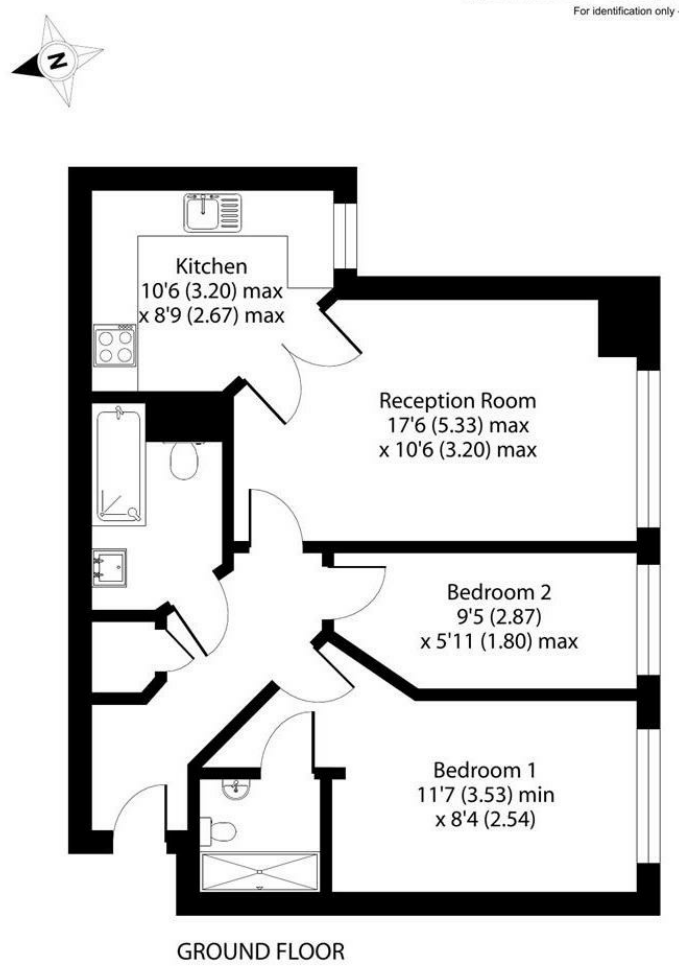


# Kew Court, Richmond Road,

Kingston Upon Thames, Surrey, KT2 5BF

Approximate Area = 635 sq ft / 59 sq m

For identification only - Not to scale



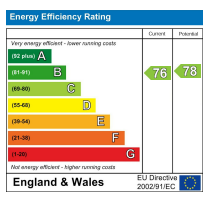

GROUND FLOOR

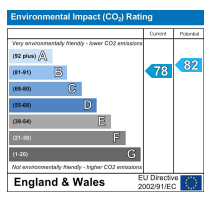
Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1191163


gibson lane

34 Richmond Road
Kingston upon Thames
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444



**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.

The Property Ombudsman

naea | propertymark PROTECTED

arla | propertymark PROTECTED





- Modern Ground Floor Apartment
- 2 Bedrooms
- Spacious Living Room
- 2 Modern Bathrooms
- Allocated Off-Street Parking
- Ample Storage
- Water Bill Included In The Rent
- Great Location Very Close To All Amenities
- EPC Rating - C
- Council Tax Band - E



£2,100 Per Calendar Month

Richmond Road,
Kingston Upon Thames,
Surrey,
KT2 5BF

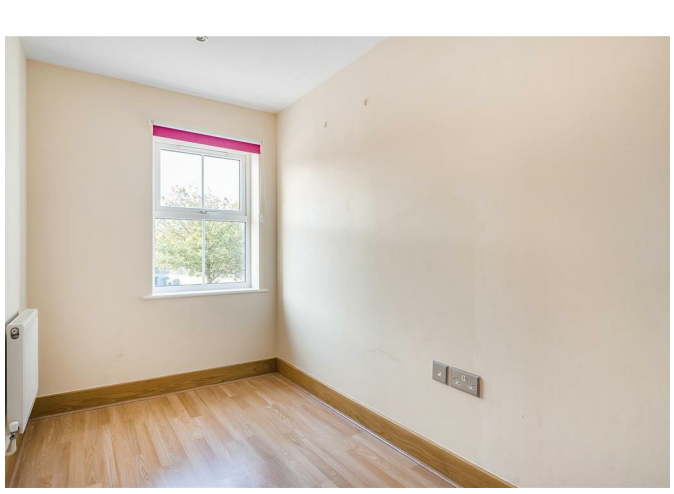


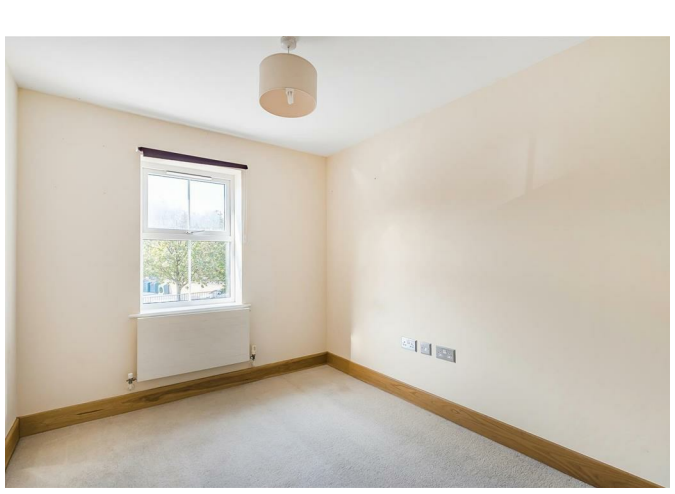
## Description:

Gibson Lane present to the market this modern two double bedroom ground floor apartment which is ideally located for Kingston town centre, train station and outstanding Ofsted reported schools. This modern apartment is located on the ground floor which offers a large entrance hallway, spacious double aspect living room, fully fitted modern kitchen with integrated appliances, two good size double bedrooms and two tiled bathrooms. Presented in excellent condition and finished to a high standard this property would be ideal for small families or couples. Further benefits include gated allocated off-street parking, walking distance to all amenities and ample storage. The water bill is included in the rent.









## Location:

Kew Court is ideally situated in the sought after North Kingston area. The property is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre with its array of shops, restaurants and bars is a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sector.





**Furnishing:** Unfurnished
**Local Authority:** Kingston Upon Thames
**Council Tax Band:** E
**Available Date:**
**Deposit:** £2,423
**Tenancy Term:** Long Term