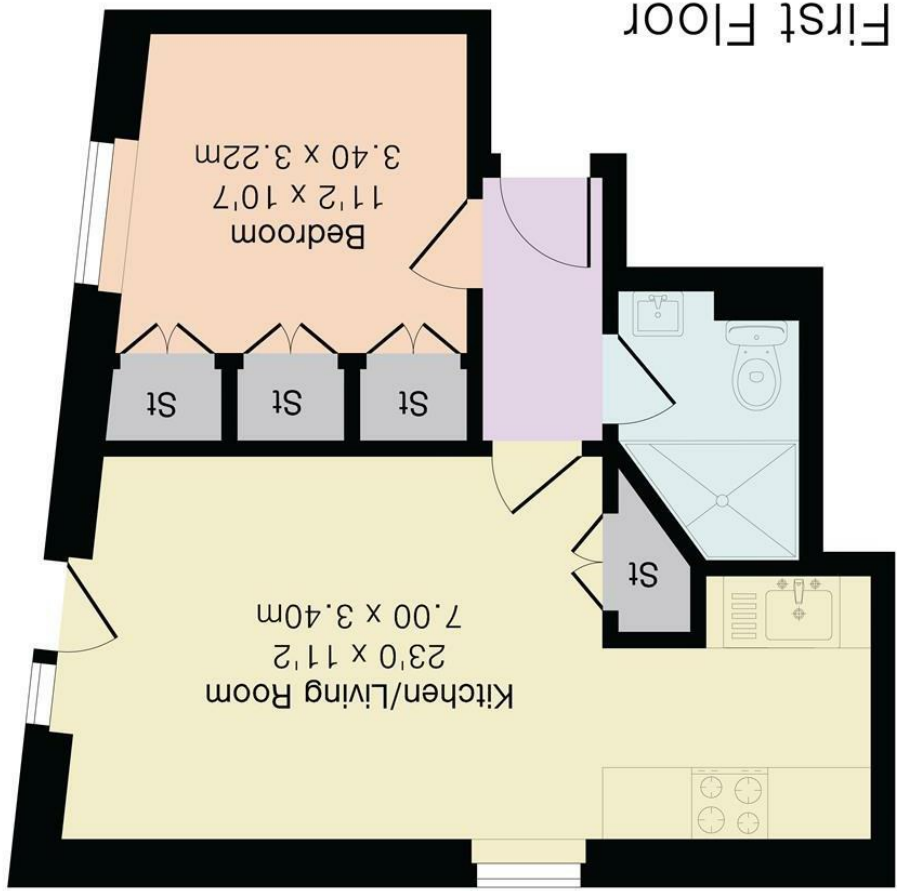




Cowleaze Road  
Kingston Upon Thames KT2 6FE

Approximate Gross Internal Area 410 sq ft - 38 sq m



First Floor

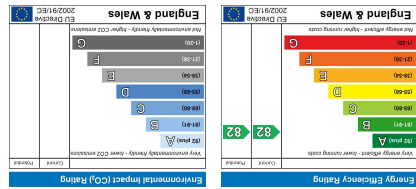
**gibson lane**

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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



**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 £260,000

- Modern One Bedroom Apartment
- First Floor
- Lift Serviced
- Roof Terrace
- Bike Store
- Central Location
- Close to Kingston Train Station & Town Centre
- Service Charge £184.66 per month
- 117 Years Remain on Lease
- Council Tax Band C

Tenure: Leasehold  
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 offers to the market a modern, bright and airy first floor apartment in this lovely contemporary building which is ideally located just moments away from Kingston town centre. This apartment is finished to an extremely high specification and consists of stunning fully fitted kitchen/reception room, spacious hallway, modern bathroom suite and a double bedroom with ample storage.

Further benefits include wonderful communal roof terrace with stunning views and bike storage. As part of the Pocket Homes scheme this property is offered to the market at 80% of its market value, providing an excellent opportunity to get on the property ladder. Viewings are highly recommended.

### Situation

Cowleaze Road is conveniently positioned for Kingston station giving direct access into Waterloo and the A3 which serves both London & the M25. Kingston town centre is nearby with its array of shops, restaurants and bars. The River Thames, Richmond Park and Bushy Park are a short distance away. The standard of schooling in the immediate area is excellent within both the private and state sectors.

