



Kingston Road, Stoneleigh

The **PERSONAL** Agent

# Guide Price £260,000

## Leasehold

- Spacious first floor apartment
- Two generous double bedrooms
- Bright lounge/dining room
- Modern open plan fitted kitchen
- Master bedroom with en-suite shower
- Modern family bathroom suite
- Allocated parking and secure entry
- Close to station, shops & Nonsuch Park
- No onward chain

Offered with no onward chain, The Personal Agent are proud to present this nicely presented first-floor, two double bedroom apartment, set within a highly desirable gated development just moments from Stoneleigh Broadway, local shops, excellent schools, and Stoneleigh railway station.

Offered in good condition throughout, the property enjoys a superb position within this well-regarded modern development, benefiting from a secure gated entrance, allocated parking, and well-maintained communal grounds.

Apartments in this location rarely become available, particularly being within such close proximity to Stoneleigh Broadway, the mainline station, and the historic Nonsuch Park, making early viewing highly recommended.



The property offers stylish and practical living space, ideal for first-time buyers, downsizers, or investors alike. The bright, spacious lounge flows seamlessly into a modern open-plan kitchen with a breakfast bar seating area, creating an ideal space for entertaining friends or relaxing at the end of a busy day.

The master bedroom benefits from a smart en-suite shower room, while the second double bedroom provides flexibility as a guest room or home office. A modern family bathroom, secure entry system, and well-kept communal areas add further appeal.

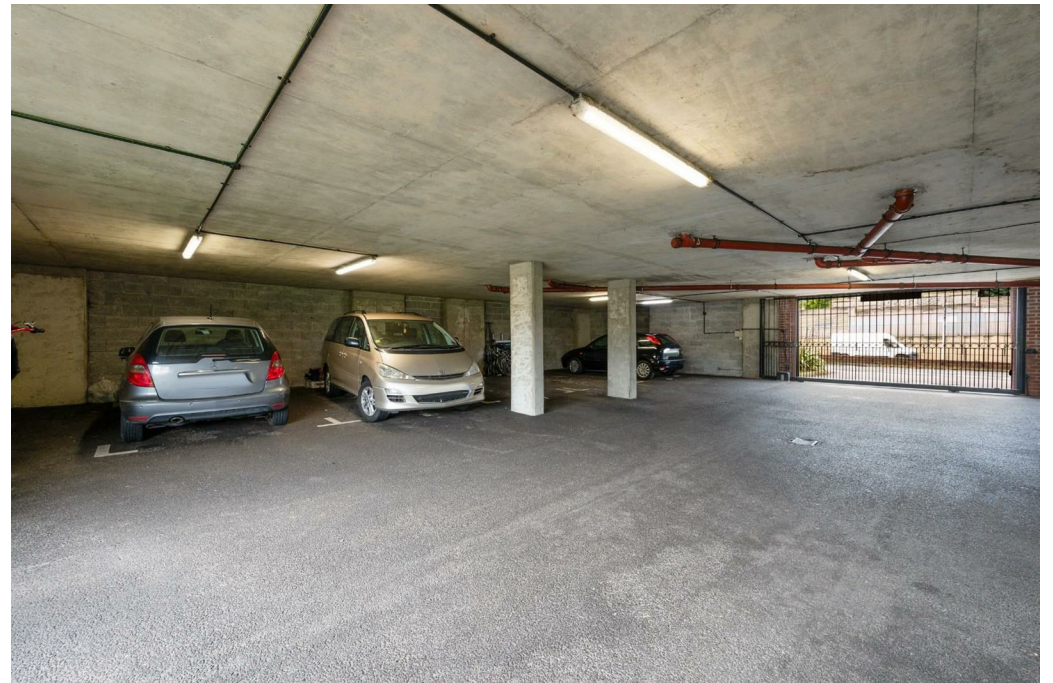
Externally, there are communal gardens to the front and rear, along with electronically gated parking beneath the building.

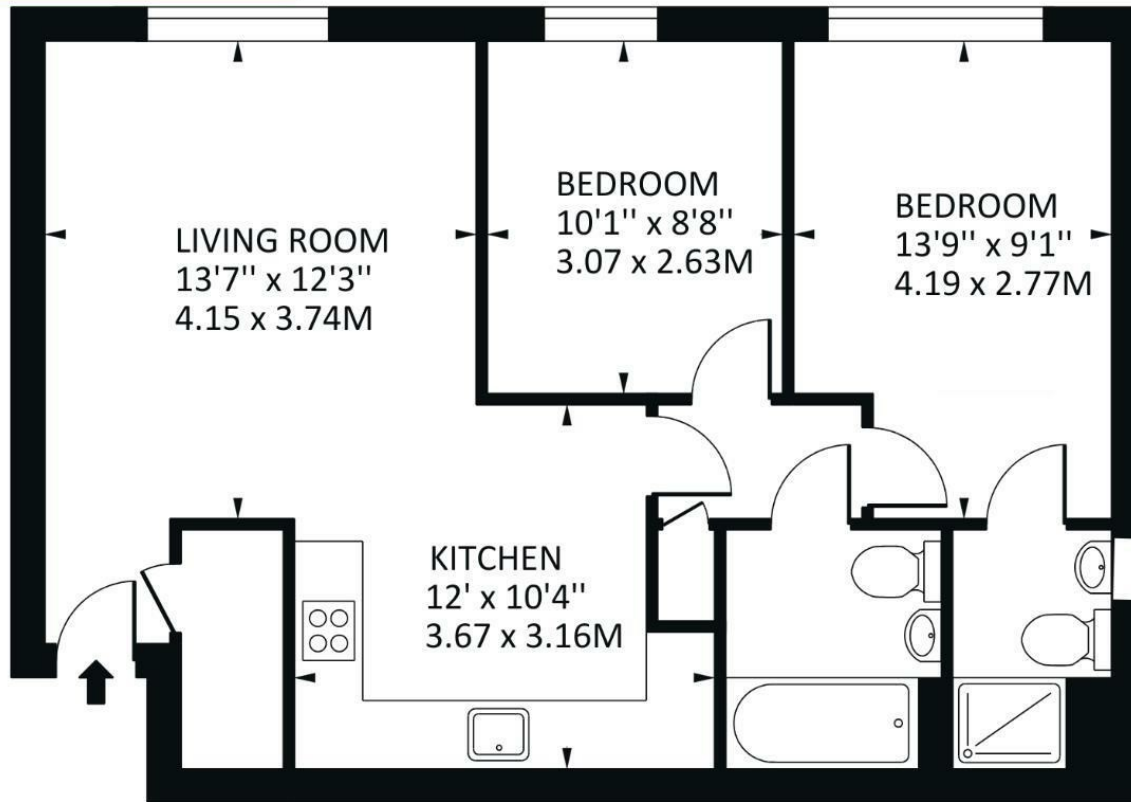
Stoneleigh is a highly sought-after area, known for its

friendly community, excellent transport links, and range of local amenities. The Broadway offers a vibrant selection of shops and restaurants, while Stoneleigh Station provides regular services to London Waterloo in around 20 minutes. The area is also close to well-regarded schools, Nonsuch Park, and offers easy access to the A3 and M25, providing straightforward routes to both Heathrow and Gatwick airports.

Tenure: Leasehold  
Years Remaining: 103  
Ground Rent: £200 per annum  
Service Charge: £1,845 per annum  
Council Tax Band: D







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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