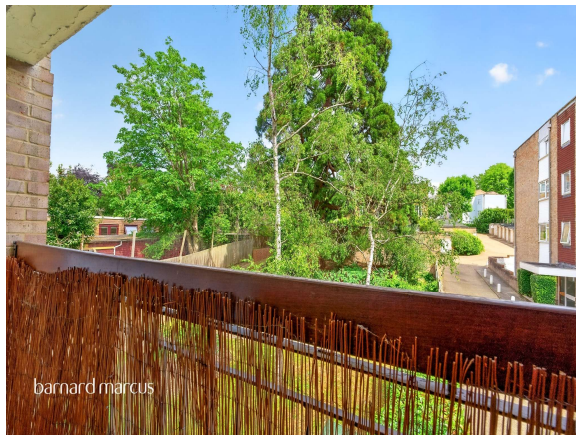


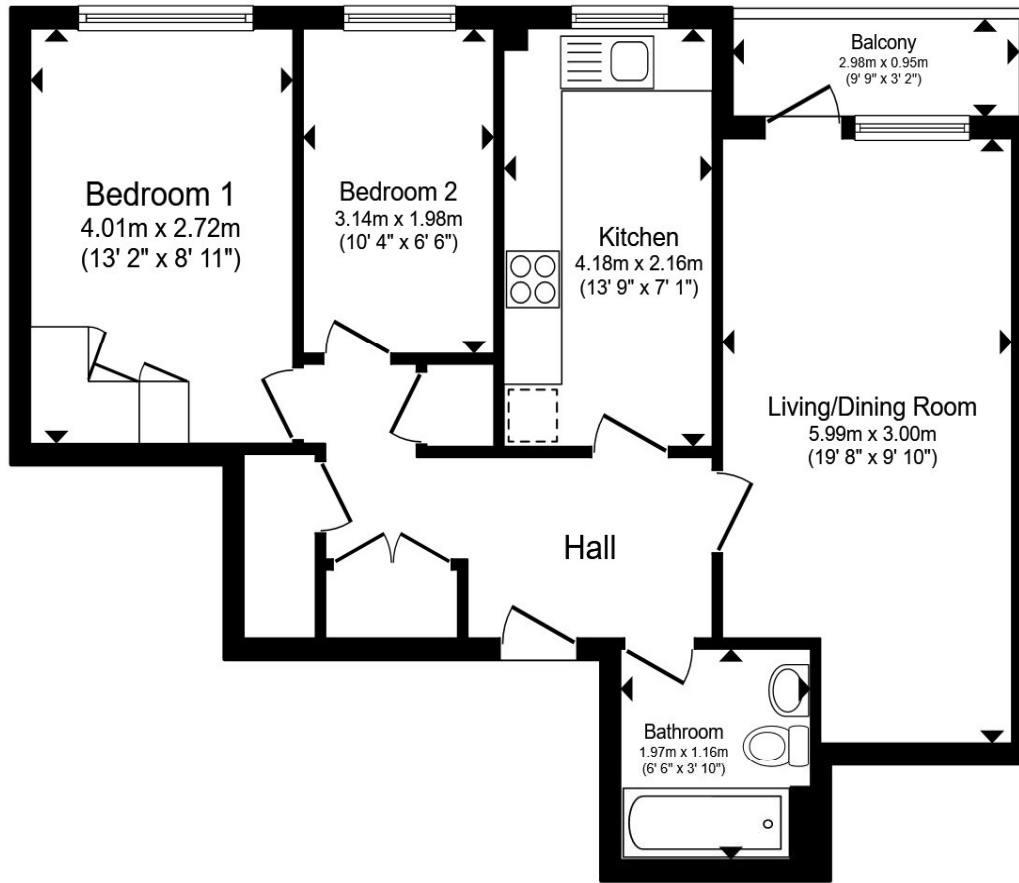


**Rowan Court, Queens Road, Kingston Upon Thames, KT2 7TR**

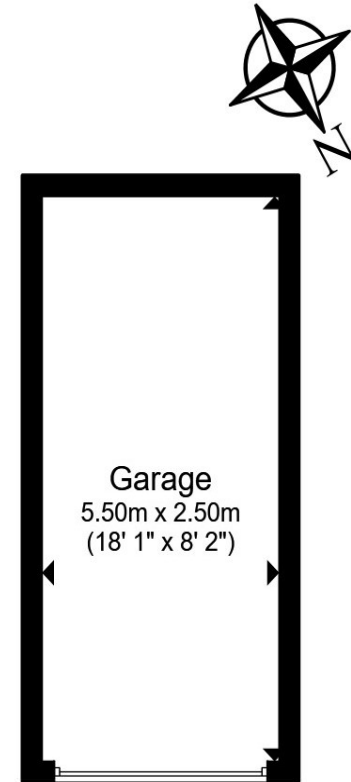
**welcome to**  
**Rowan Court, Queens Road, Kingston Upon Thames**

**\*\*Lease Extension Cost Can Be Covered Dependant On Offer Amount\*\*** A well-presented two-bedroom, first floor apartment offering bright and comfortable living space, complete with a private balcony and garage. Ideally positioned within a sought-after residential development,





**Second Floor**



**Garage**

Situated in a desirable residential location, this well-presented two-bedroom first floor apartment offers comfortable and convenient living, ideal for professionals, couples, or investors alike.

The property features a bright and spacious living area, enhanced by direct access to a private balcony—perfect for relaxing or enjoying outdoor space. A well-proportioned kitchen complements the living space, while two good-sized bedrooms provide flexibility for guests, a home office, or additional storage.

Further benefits include a private garage, share of freehold, offering secure parking or additional storage, as well as the advantages of being positioned within a well-maintained development.

Conveniently located within easy reach of local amenities, transport links, and green spaces, this apartment combines practicality with a sought-after setting.

Total floor area 72.1 m<sup>2</sup> (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Rowan Court, Queens Road, Kingston Upon Thames

- Two Bedrooms
- First Floor Apartment
- Garage
- Chain Free
- Close to local amenities and transport links
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2806.32

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £375,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/SUR109443](https://barnardmarcus.co.uk/Property/SUR109443)



Property Ref:  
SUR109443 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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