



## Dartmouth House Seven Kings Way, Kingston Upon Thames, KT2 5BJ

**Offers in excess of £100 000**

Highly motivated sellers are offering this property at a extremely competitive price to secure a swift sale. Situated in the highly sought-after area of Kingston Upon Thames, this recently vacated apartment on Seven Kings Way offers generous and well-designed living space. The accommodation comprises a modern kitchen, a bright and spacious lounge/dining area, two well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom.

The property further benefits from a private balcony overlooking attractive communal gardens, as well as secure underground parking.

Residents of this desirable development enjoy the added luxury of a 24-hour concierge service and access to an impressive on-site gym.

Ideally located for both commuters and lifestyle seekers, Kingston mainline station is just a short walk away, providing direct services to London Waterloo in under 30 minutes. The surrounding area offers the open green spaces of Canbury Gardens, scenic riverside walks, and popular local amenities including the well-loved 'Boaters' family pub.

Early viewing is highly recommended; please contact us today to arrange your appointment.



## Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

## Leasehold Information

976 years remaining on the lease

Ground rent: £250 per annum

Maintenance charge: £4798 per annum

This information is provided by the vendor and should be verified during the conveyancing process.

