

Seven Kings Way, Kingston Upon Thames KT2 5BJ

£360,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



#### Summary:

Ivy Gate are pleased to present to the market this spacious one bedroom apartment in the heart of Kingston town centre. The property is located within a prestigious private development which benefits from beautifully maintained communal gardens, a concierge service, off-street allocated parking and a resident only gym. The property comprises; reception hallway with built in storage, spacious double bedroom also with built in storage, separate bathroom with shower over bath and on through to the 18ft reception room which is open plan to the fully fitted modern kitchen. There is also a lovely balcony area overlooking the lovely courtyard stretching across the living room and bedroom. Located in the Royal Quarter of Kingston, the apartment is only a short stroll to Kingston mainline railway station or a 5 minute walk in to the town centre with its fantastic array of restaurants and shops. The Thames cycle path is only moments away and offers access to Richmond and Kew. Richmond Park is also located approx. 1 mile from the property. Service Charge: £3872.94, Lease: 976 Years, Ground Rent: £175pa.

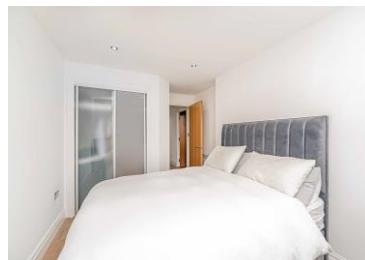
**One bedroom apartment**

**Underground Allocated Parking For One Car**

**Residents only Gym**

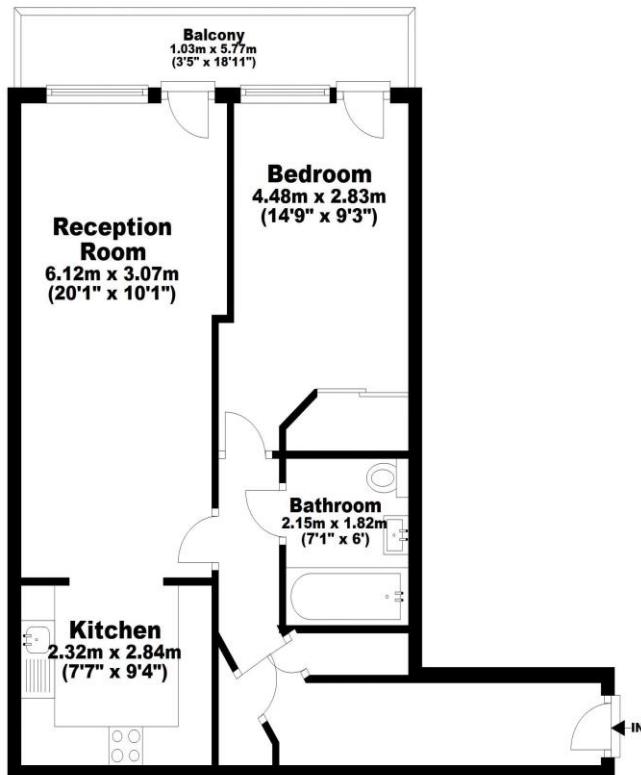
**Concierge Service**

**Service Charge: £3872.94, Lease: 976 Years, Ground Rent: £175**



## Second Floor

Approx. 52.3 sq. metres (563.1 sq. feet)



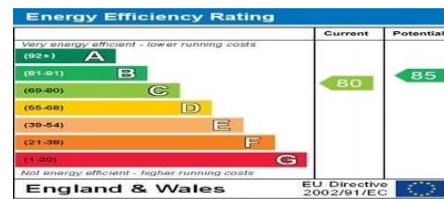
**Total area: approx. 52.3 sq. metres (563.1 sq. feet)**

Tenure: Leasehold

Council Tax: D

Local Authority:

EPC Rating: C



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.