



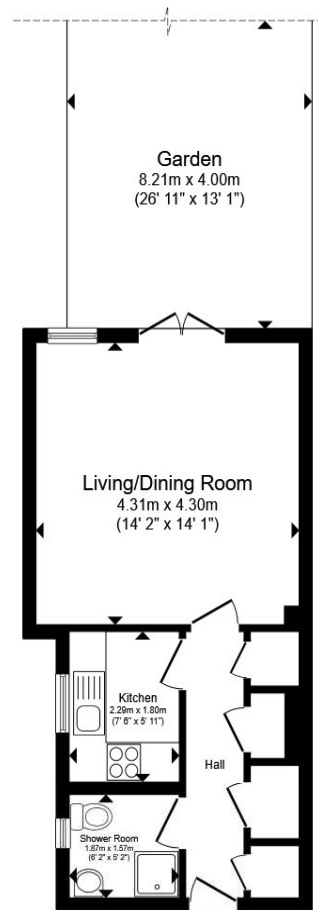
Manorgate Road, Kingston Upon Thames, KT2 7AW

welcome to

Manorgate Road, Kingston Upon Thames

A well-presented ground floor studio flat offering a private rear garden, separate fitted kitchen and shower room. Ideally located near Kingston Town Centre and local amenities. This property is share of freehold.





Ground Floor



The property features a bright and spacious living/dining room, providing a versatile area for both living and sleeping arrangements.

Double doors lead directly from the main room out to a generously sized rear garden. The accommodation offers a separate fitted kitchen, a shower room, and an entrance hall offering storage space.

With its convenient layout, private garden access and desirable location close to transport links, this studio flat is ideal for first-time buyers, investors, or those seeking a low-maintenance home.

Total floor area 34.2 m² (368 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

welcome to

Manorgate Road, Kingston Upon Thames

- No Onward Chain
- Share of Freehold
- Bright & Spacious Living
- Private Rear Garden
- Separate Fitted Kitchen
- 0.7 Miles to Kingston Town Centre & Train Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107909



Property Ref:
NML107909 - 0005

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.

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barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3 4EZ



barnardmarcus.co.uk