



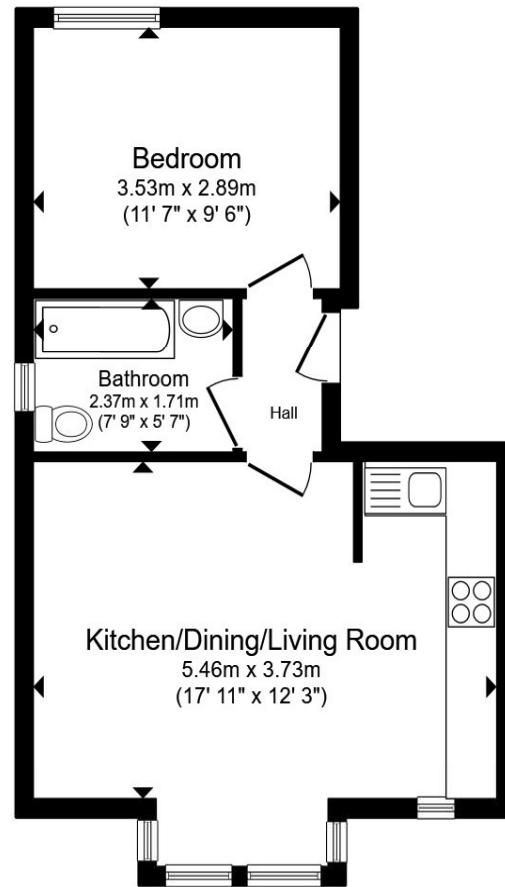
Manorgate Road, Kingston Upon Thames, KT2 7AW

welcome to

Manorgate Road, Kingston Upon Thames

We're delighted to present this well-proportioned first floor, one bedroom flat offering bright & spacious living accommodation. This property is a share of freehold.





1st Floor



The property features a spacious open-plan kitchen/living area with natural light and complemented by a cove that creates an ideal space for dining. The fitted kitchen includes designated space for both a washer and dryer.

The double bedroom is generously sized, while the accommodation is completed by a separate modern bathroom finished to a good standard.

Further benefits include ample natural light, local amenities and conveniently located 0.7 miles from Kingston Town Centre and Train Station.

Total floor area 39.1 m² (420 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
- Open Plan Living
- Modern Family Bathroom
- Convenient Space for Washer & Dryer
- 0.7 Miles to Kingston Town Centre & Train Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: C 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.

guide price

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107911



Property Ref:
NML107911 - 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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