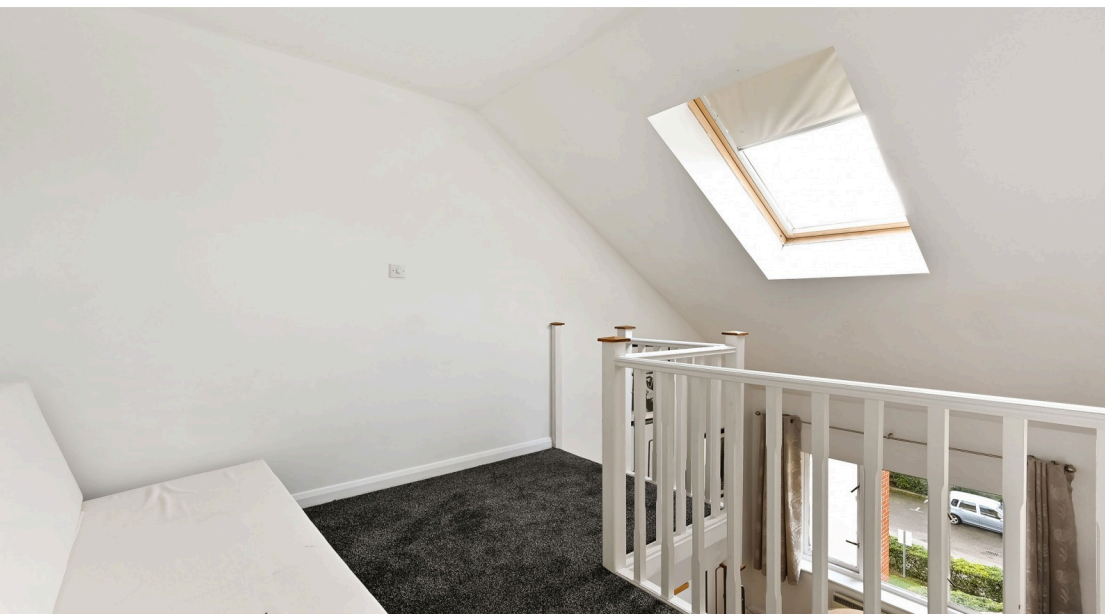




 **1**
Bedroom

 **1**
Bathroom



This alluring one bedroom apartment is situated in the heart of Kingston Town Centre, offering immediate access to Kingston Station and a plethora of amenities, within a well-maintained private gated development, benefiting from elevators, secure underground parking, entry phone systems and a residents GYM.

This alluring 2 bedroom apartment is situated in the heart of Kingston Town Centre, offering immediate access to Kingston Station and a plethora of amenities, within a well-maintained private gated development, benefiting from elevators, secure parking, entry phone systems and a residents GYM.

The apartment itself boasts well-presented accommodation throughout, consisting of; one double bedroom with ample built in storage space, a tiled bathroom, small storage room and a spacious and modern semi-open plan kitchen/lounge which leads upstairs to a mezzanine where there is a large loft area accessible via a door.

The lease remaining is approximately 952 years. The ground rent is approximately £100 per annum. The service charge is approximately £1800 per annum.

Offered with no onward chain, this property is ideal for first time buyers and investors alike.

Location:

Situated in the heart of Kingston Town Centre, Regents Court offers immediate access to Kingston Train Station and a plethora of lively shops, bars and restaurants whilst also being only a few minutes stroll away from walks along the River Thames and Canbury Gardens.

Kingston Station (Zone 6) offers up to seven trains an hour, in two directions, providing quick access to London terminals.

TOTAL AREA: 68.66 m² • LIVING AREA: 45.33 m² • FLOORS: 2

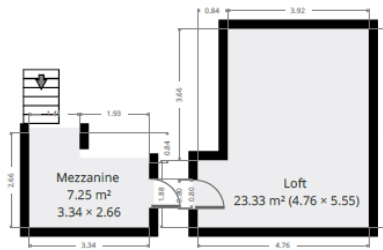
▼ **Ground Floor**

TOTAL AREA: 38.10 m² • LIVING AREA: 38.10 m² •



▼ **1st Floor**

TOTAL AREA: 30.56 m² • LIVING AREA: 7.23 m² •



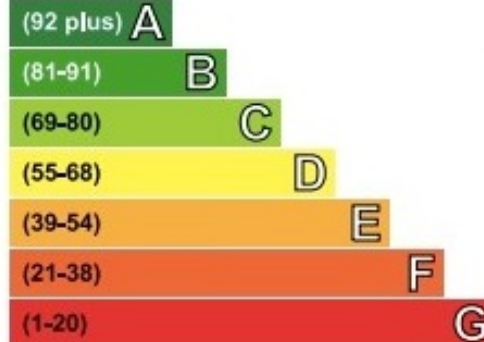
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Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
68	74

