

Henry Macaulay Avenue, Kingston, KT2

£339,950 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present to the market this spacious one bedroom flat in a highly sought after development on Kingston Riverside. The property has recently been redecorated throughout and offers open plan living accommodation with easy access to Kingston town centre and railway station. The property comprises; spacious entrance hallway with built in storage, large double bedroom with direct access out to the private terrace area and ample built in wardrobe space. There is also a large modern bathroom with Rainforest shower over bath and an open plan reception room and kitchen. The living room area also has French doors out to the private terrace and the kitchen comes complete with dishwasher and wine cooler. The property further benefits from underfloor heating throughout, double glazing and a concierge service. Please view our virtual tour.

Modern Ground Floor Apartment

Desirable 'Riverside' Development

Private Terrace

One Double Bedroom

Modern Fitted Kitchen

Modern Fitted Bathroom/W.C

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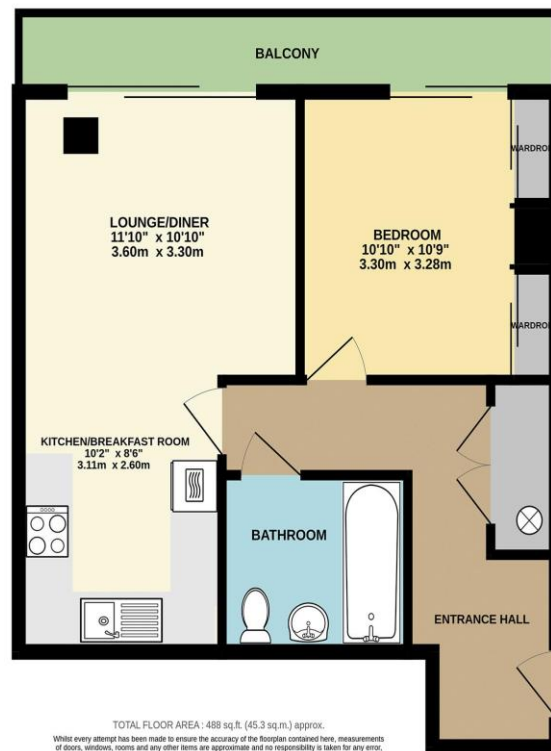
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GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Leasehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.