

# Cambridge Road, Kingston Upon Thames KT1

£395,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to present to the market this spacious two bedroom flat located on the second floor of a purpose-built block. comprising; a wide entrance hallway leading through to a spacious living and dining area with direct access to the balcony, separate modern fully fitted kitchen, two great size bedrooms, family bathroom with shower over bath and a separate WC. The property further benefits from double glazed windows throughout, gas central heating and one-off street parking space with a garage. Lease 964 years share of freehold. This fantastic property is in close proximity to Kingston town centre and both Kingston and Norbiton train stations providing easy access into Central London. Kingston offers a vast array of shopping facilities, restaurants and bars as well as the River Thames. For the motorist, the A3 is within easy reach for access in to and out of the City.

**Close to Richmond Park**

**Garage**

**Two Bedrooms**

**Share of freehold**

**936 Lease**

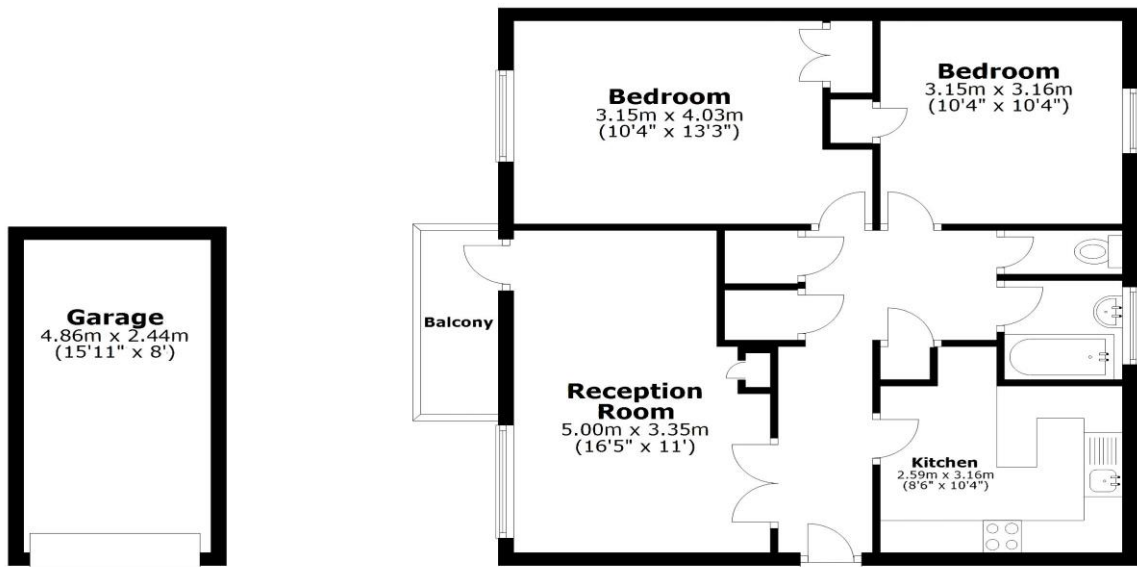
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## Second Floor

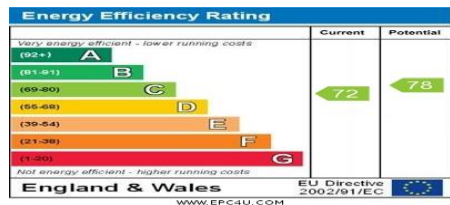


Main area: Approx. 65.5 sq. metres (704.9 sq. feet)  
Plus garages, approx. 11.9 sq. metres (127.6 sq. feet)

Tenure: Share of Freehold

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames



### 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.