

Royal Quarter, Kingston, KT2

Monthly Rental Of £1,300 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present to the market this spacious one bedroom ground floor flat in the heart of Kingston town centre, available for long term let. The property is located within a prestigious private development which benefits from beautifully maintained communal gardens, a concierge service and a residents only gym. The ground floor flat comprises; reception hallway with built in storage, spacious double bedroom also with built in storage, separate bathroom with shower over bath and on through to the 18ft reception room which is open plan to the fully fitted modern kitchen. There is also a lovely outside terrace area with direct access from the living room. Located in the Royal Quarter of Kingston, the flat is only a 5 minute walk to Kingston mainline railway station or a 10 minute walk in to the town centre with its fantastic array of restaurants and shops. The Thames cycle path is only moments away and offers access to Richmond and Kew. Richmond Park is also located approx. 1 mile from the property. Council Tax band D: £1,673.97 for 2015/2016. There is an administration fee of £200 plus VAT and a tenant reference fee of £50 plus VAT per tenant

Ground floor apartment

Open plan living accommodation

Double bedroom

Furnished

Modern kitchen and bathroom

Concierge service

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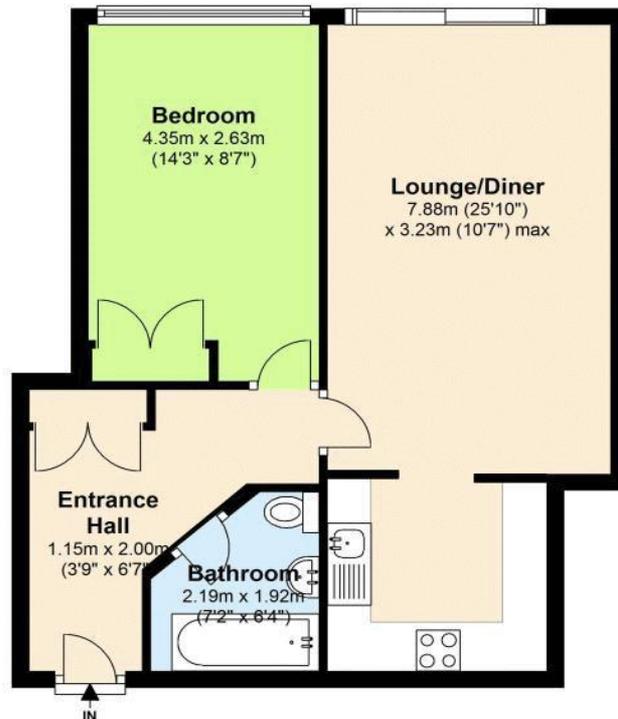
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Furnished

Concierge service

Ground Floor

Approx. 47.4 sq. metres (510.4 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	74	76	77

Tenure: Leasehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames

EPC Rating: C

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 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.