

# Kingsworthy Close, Kingston Upon Thames, KT1

£359,950 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to the market this spacious two bedroom first floor flat set within a secure development. Property comprises; bright and spacious reception room, master bedroom, second double bedroom, white three-piece family bathroom and a fitted kitchen with wall and base units. The property would benefit from some updating. The flat further benefits from off street parking. The flat is offered as leasehold and all associated charges can be obtained by calling Ivy Gate. The property is just moments from the wealth of amenities Kingston has to offer. Excellent local transport links include bus and rail services from Surbiton and Kingston stations for direct access in to central London within 17 minutes. The property would suit commuters looking for easy access in to central London, first time buyers looking for a well-proportioned flat in an excellent location, or rental investors.

**1st Floor flat**

**2 Double Bedrooms**

**Fitted kitchen**

**Bathroom with shower**

**Allocated parking**

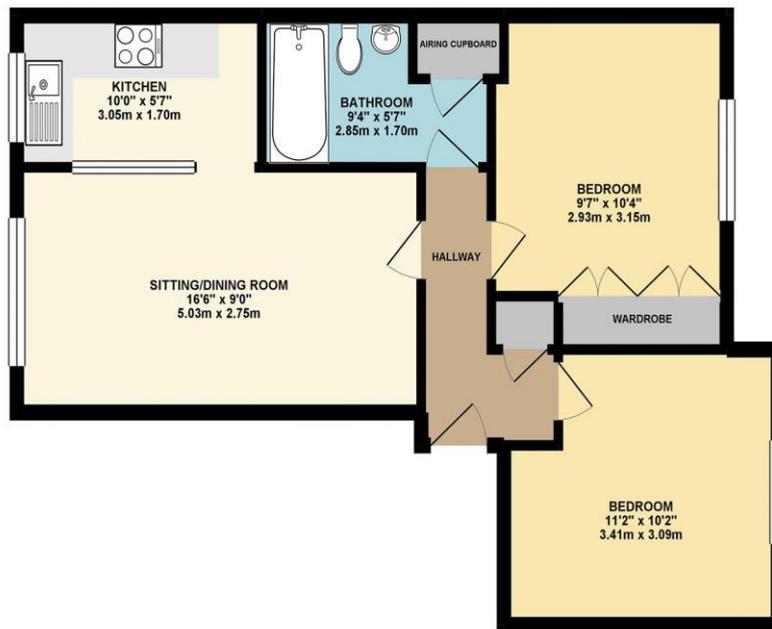
# Kingsworthy Close, Kingston Upon Thames, KT1

£359,950 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception



GROUND FLOOR 519.26 sq. ft.  
( 48.24 sq. m. )



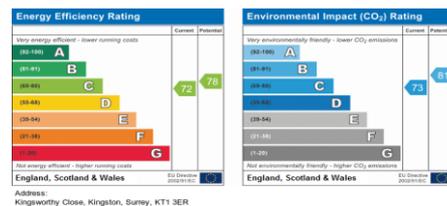
TOTAL FLOOR AREA : 519.26 sq. ft. ( 48.24 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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.  
Made with Metropix ©2019

Tenure: Leasehold

Council Tax: D

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.