

# Kingsworthy Close, Kingston Upon Thames

£350,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to offer to the market this spacious two bedroom ground floor flat set within a secure development. Property comprises; bright and spacious reception room, two good sized double bedroom, modern three-piece family bathroom and a fitted kitchen with wall and base units. The flat further benefits from off street parking, gas central heating and double glazed windows. 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. Available first of June

**Two Bedroom Apartment in a Gated Development**

**Fantastic Location**

**Off Street Parking**

**Modern Kitchen and Bathroom**

**Ground Floor Flat**

**Available Early June**

# Kingsworthy Close, Kingston Upon Thames

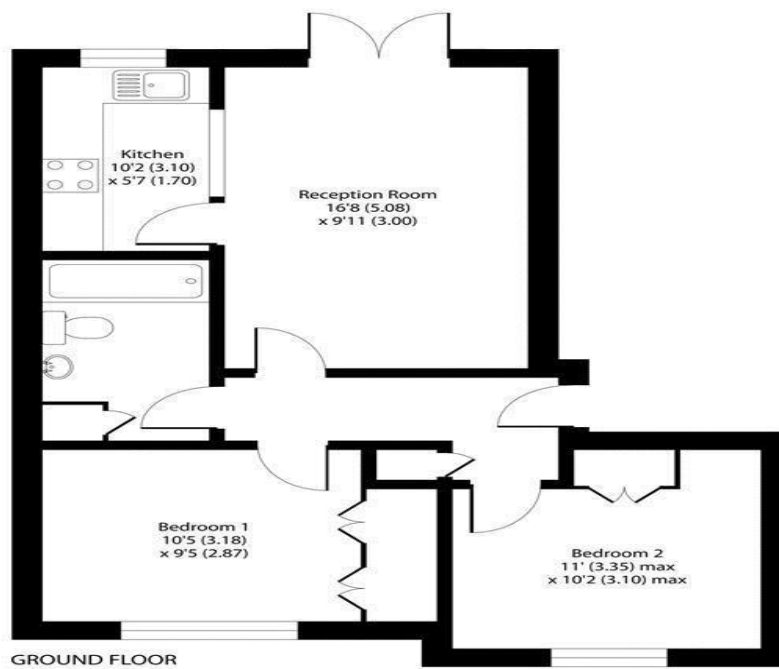
£350,000

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Approximate Area = 582 sq ft / 54 sq m  
For identification only - Not to scale

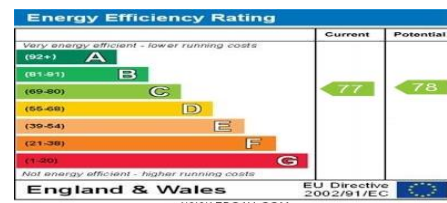


Tenure:

Council Tax: D

Local Authority:

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 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.