

£199,995  
Leasehold



**THOMAS CONNOLLY**  
ESTATE AGENTS | LETTING AGENTS | NEW HOMES | PROPERTY MANAGEMENT

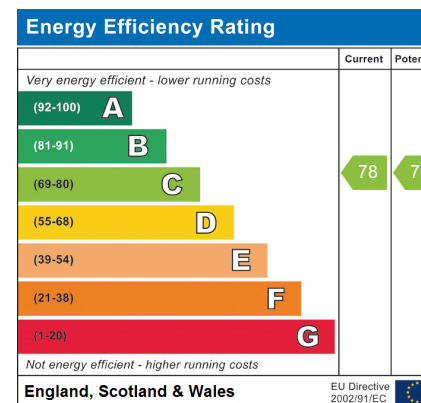


## Summary of Property

Thomas Connolly Estate Agents are pleased to present this first floor one bedroom apartment situated in the highly desirable area of Oakgrove, benefitting from being a short distance from CMK, Kingston Shopping Centre and the M1. The area is newly developed with local amenities, parkland and walks along the brook.

The accommodation in brief comprises; entrance hall, open plan kitchen / sitting room with balcony, master bedroom and a family bathroom. This property also benefits from lift access and allocated parking for one car. Please note the following charges: Ground rent £150pa, Service Charge £1872pa. There are 239 years left on the lease.

Please contact us for further information or to confirm your viewing appointment.



# Room Descriptions

## FIRST FLOOR APARTMENT

### ENTRANCE HALL

### OPEN PLAN KITCHEN / SITTING ROOM

23' 1" x 10' 5" (7.04m x 3.17m)

### BALCONY OFF SITTING ROOM

### MASTER BEDROOM

14' 7" x 8' 5" (4.45m x 2.57m)

### BATHROOM

### PARKING FOR ONE CAR

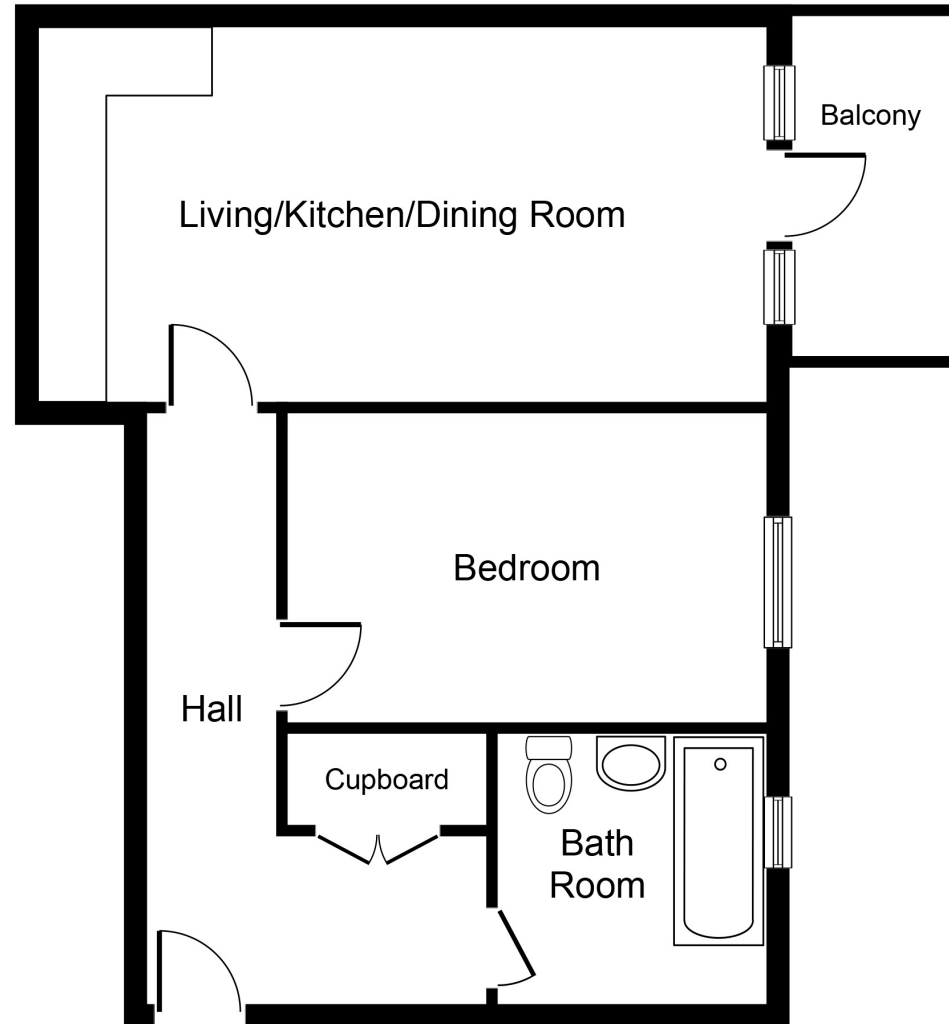
### PLEASE NOTE

These property particulars do not constitute part or all of an offer or contract. All measurements are stated for guidance purposes only and may be incorrect. Details of any contents mentioned are supplied for guidance only and must also be considered as potentially incorrect. Thomas Connolly Estate Agents advise prospective buyers to recheck all measurements prior to committing to any expense. We confirm we have not tested any apparatus, equipment, fixtures, fittings or services and it is within the prospective buyers interests to check the working condition of any appliances prior to exchange of contracts. Thomas Connolly Estate Agents has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor



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## Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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