



**Cambridge Grove Road  
Kingston upon Thames  
Surrey  
KT1 3HA**

**Offers in Excess of £210,000**

**bettermove**

# Cambridge Grove Road Kingston upon Thames

Bettermove are delighted to welcome to the market this charming 1 bedroom ground floor flat in Kingston, available with no forward chain.

The property is leasehold with 86 years remaining on the lease; the service charge is £1,000 per year and the ground rent is £10 per year. The council tax band is B.

The interior of this beautifully presented property comprises a spacious reception room with private balcony, separate fitted kitchen, double bedroom and bathroom. There is an outbuilding providing useful external storage.

Located in the sought after town of Kingston, the property is close to a wide range of amenities, including supermarkets, shops, restaurants, pubs as well as Kingston Hospital. Travel connections can be found from Norbiton and Kingston rail stations, A3 and A308.

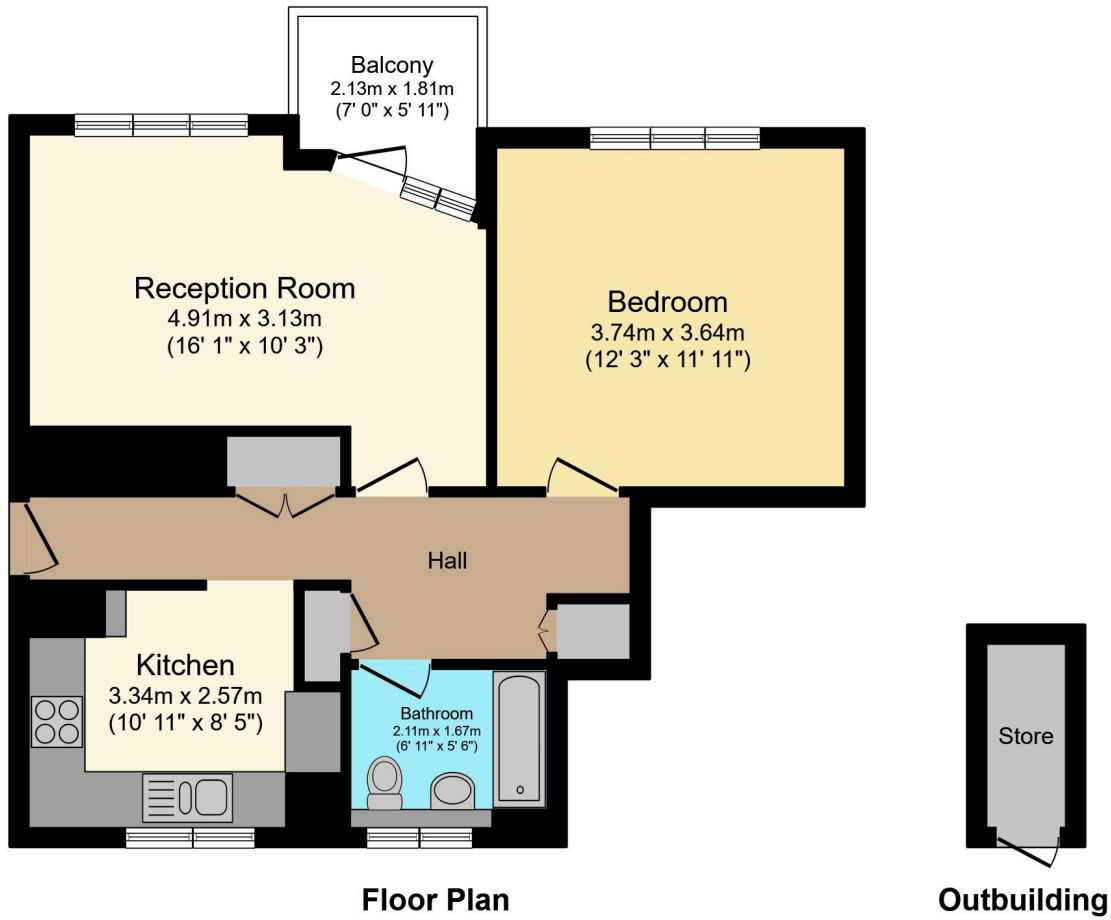
This exciting opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.


The exclusivity fee is returned to you upon successful completion of the property.





Total floor area 54.7 sq.m. (589 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	74
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





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