

£345,000 Leasehold

Hampden Road, Kingston upon Thames, London KT1 3AZ



- Third Floor with Balcony
- High Performance Glazing
- Communal Cycle Store
- Approx. 568 Sqft Gross Internal Area
- Gas Central Heating
- Short Walk from Norbiton Station

GENERAL DESCRIPTION

This generously-proportioned apartment is on the third floor (building has a lift) of a recently-built development and appears in excellent condition throughout. The property has a twenty-seven-foot, open-plan kitchen/reception room with sleek units, integrated appliances and a door leading out to a south-facing balcony. There is a spacious bedroom with fitted wardrobe, a hallway utility cupboard and an attractive bathroom with limestone style tiles. Well insulated walls, high performance glazing and a modern gas central heating system make for a very good energy efficiency rating. Norbiton Railway Station is just a short walk away and the centre of Kingston can also be easily reached on foot, via local bus or by brief cycle ride.

Tenure: Leasehold (125 years from 2019).

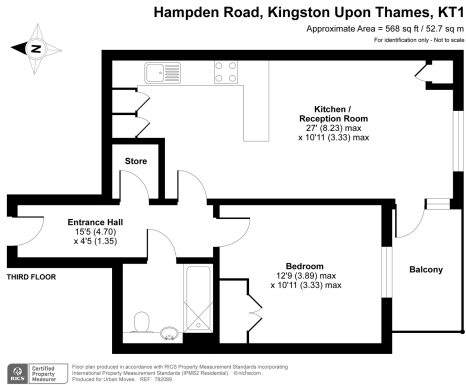
Service Charge: £86.04 per month (subject to annual review).

Ground Rent: £100.00 for the year.

Council Tax: Band D, Royal Borough of Kingston Upon Thames.

Please Note: This property is currently part-owned by Clarion Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals). There is no parking space offered with this property.



DIMENSIONS

THIRD FLOOR

Entrance Hall
15' 5" x 4' 5" (4.70m x 1.35m)

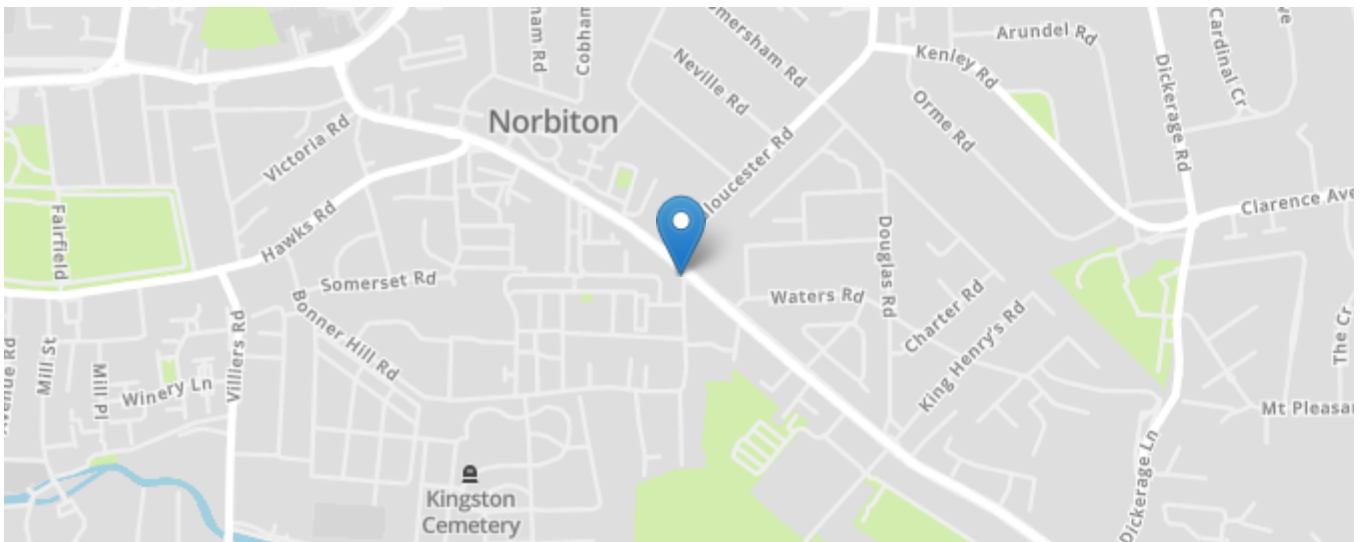
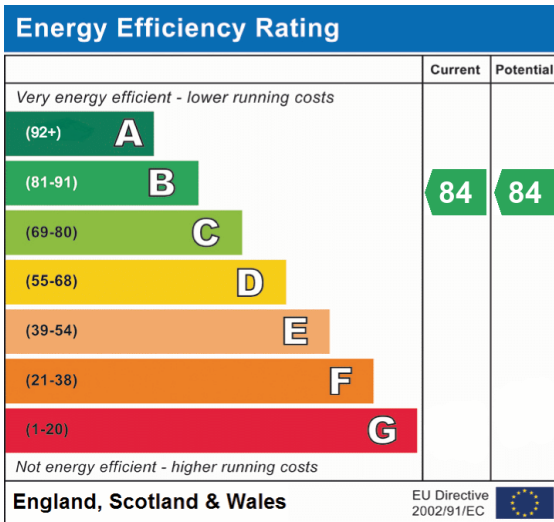
Reception
27' 0" max. x 10' 11" max. (8.23m x 3.33m)

Kitchen
included in reception measurement

Balcony

Bedroom
12' 9" max. x 10' 11" max. (3.89m x 3.33m)

Bathroom



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.