



Kingston Lodge Kingston Road, New Malden KT3 3PN

welcome to

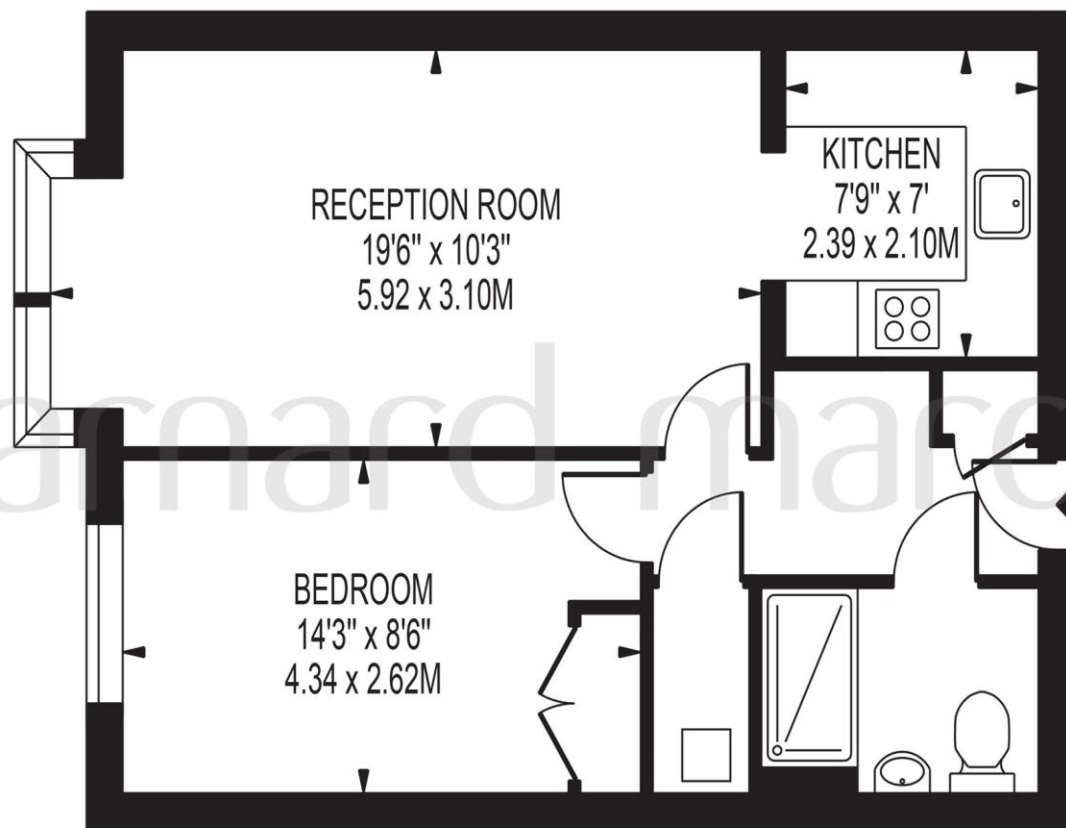
Kingston Lodge Kingston Road, New Malden

This generously proportioned retirement property benefits from both a modern kitchen and bathroom, ample natural light with very good decorative features throughout, generous room dimensions, extensive communal grounds and close proximity to New Malden high street.



KINGSTON LODGE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 486 SQ FT - 45.16 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

An Ideal 2nd floor purpose built retirement flat in an extremely convenient and modern development located close to New Malden High Street, offers a large reception room with a very complimentary large double bedroom and fitted kitchen. This 2nd floor flat is accessible by a lift

Additional benefits include off-street parking, communal gardens, warden assisted living with no onward chain.

Viewings come highly recommended on this rare to market property!

welcome to

Kingston Lodge Kingston Road, New Malden

- Communal residents lounge on the ground floor
- Available For Over 60s
- No onward chain
- Close Proximity To New Malden High Street
- Bathroom with walk-in shower

Tenure: Leasehold EPC Rating: B

£170,000



view this property online barnardmarcus.co.uk/Property/NML106387

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
NML106387 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the
postcode not the actual property



barnard marcus



020 8942 9211



NewMalden@barnardmarcus.co.uk



46-48 High Street, NEW MALDEN, Surrey, KT3
4EZ



barnardmarcus.co.uk