



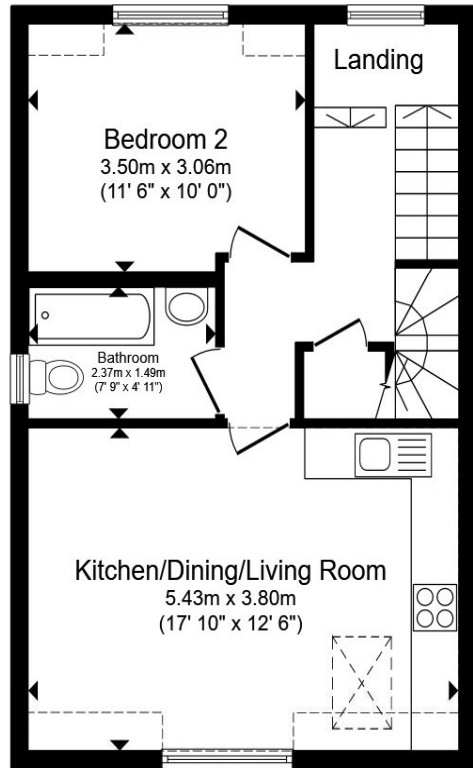
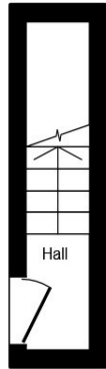
Manorgate Road, Kingston Upon Thames, KT2 7AW

welcome to

Manorgate Road, Kingston Upon Thames

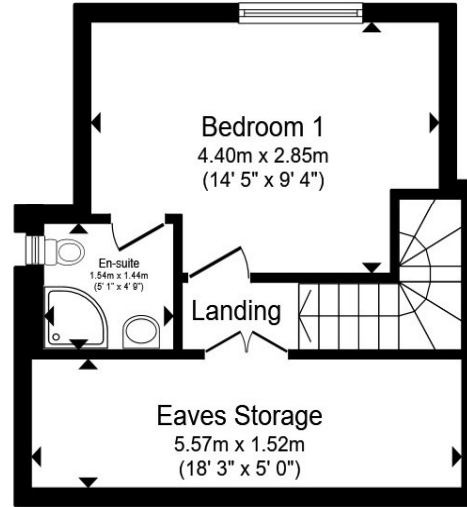
Positioned on the upper floor of a well-maintained building, this split-level flat offers spacious and versatile accommodation across two levels.





Ground Floor

First Floor



Second Floor



Total floor area 76.7 m² (826 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). Powered by www.propertybox.io



This property is a large split level apartment conveniently location for local transport links.

The first floor comprises a bright and generously sized open-plan kitchen-diner and living room, ideal for modern living and entertaining. The kitchen is well laid out with ample worktop and storage space.

This level also includes a well-proportioned second bedroom and a family bathroom. Continue to the top floor is a spacious double bedroom, an ensuite shower room and extensive eaves storage.

Further benefits include ample natural light, local amenities and conveniently located 0.7 miles from Kingston Town Centre and Train Station.

welcome to

Manorgate Road, Kingston Upon Thames

- No Onward Chain
- Split-Level Apartment
- En-Suite Shower Room
- Open-Plan Kitchen/Diner
- 0.7 Miles to Kingston Town Centre & Train Station

Tenure: Leasehold EPC Rating: D

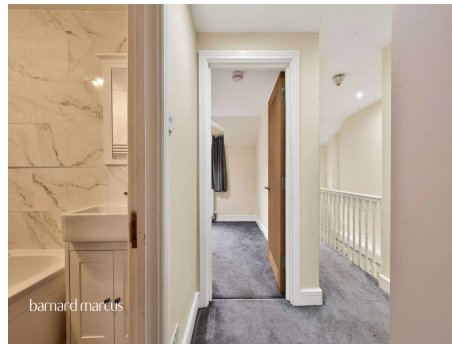
Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£430,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/NML107903](https://www.barnardmarcus.co.uk/Property/NML107903)



Property Ref:
NML107903 - 0002

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.

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