



featherstone
leigh

KINGSTON RIVERSIDE

KINGSTON UPON THAMES KT2

A luxury two bedroom apartment within the iconic Kingston Riverside development

- * 2 double bedroom riverside luxury apartment
- * Brand new lease with zero ground rent
- * Leaseholder run management company
- * 2 bathrooms & private 'L' shaped balcony
- * Within 0.25 miles of the town centre
- * Concierge service

THE PROPERTY

An incredibly modern and very well presented two double bedroom, two bathroom apartment with private L shaped balcony within a stunning, lift serviced and new build, Riverside development.

Situated on the third floor, the property has been finished to an amazing specification throughout and comprises an open plan and generously proportioned reception dining room along with stylish modern kitchen with a range of integrated Siemens appliances.

In addition two generous double bedrooms, both with fitted wardrobe are provided and two stunning bathrooms, one of which is en-suite to the master.

The entire apartment is provided with underfloor heating whilst the reception and master bedroom offers direct access onto its own private balcony, enjoying views over the River Thames and Canbury Gardens.

TENURE

Lease Term | 1089 years from 1 January 2012

Ground Rent | £0

Service Charge | £4.50 per square foot (£4,000) per annum, which includes buildings insurance, water rates, lift maintenance, concierge, upkeep of communal gardens.





THE LOCATION

The Kingston Riverside Development is a luxurious new development nestled neatly along the River Thames and Canbury Gardens, completed in 2013.

Residents benefit from the use of a perfectly manicured communal garden on the ground floor as well as an additional roof terrace on the sixth floor.

Furthermore, a concierge service is provided whilst secure, underground parking is available to rent by separate negotiation.

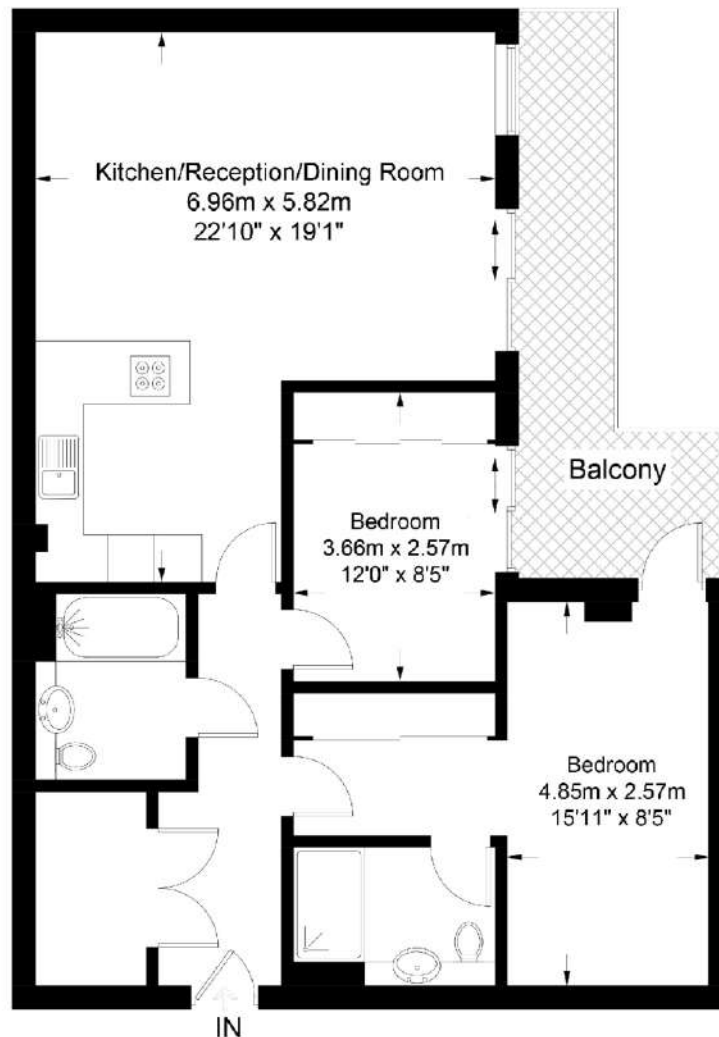
Kingston Riverside is located moments from the town centre, whilst Kingston's Zone 6 railway station is within 0.3 miles (6 minute walk) and offers a regular service, in two directions, to London terminals.

EPC=B



Kingston Riverside, Kingston upon Thames KT2

Approximate Gross Internal Area = 82.6 sq m / 889 sq ft



Featherstone Leigh Ltd

Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale. (ID551856)

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IMPORTANT Featherstone Leigh would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.