

**NORTH KINGSTON**

**£459,950 : LEASEHOLD**



**LANCASTER CLOSE, KINGSTON UPON THAMES, SURREY, KT2 5NJ**



**A DETACHED TWO DOUBLE BEDROOM GROUND FLOOR PURPOSE BUILT MAISONETTE with its own private front entrance and its own PRIVATE REAR GARDEN.**

Nestled in the corner of residential close in popular North Kingston.

***EXTENDED LEASE OF 999 YEARS FROM 2003 .***

**Offered with the advantage of NO ONWARD CHAIN**

**Sunny SOUTHEASTERLY FACING REAR GARDEN with shed, lawn and side access gate.**

***Bright lounge/dining room with bay window and a fireplace.***

***Two spacious bedrooms both over 12 ft x 9 ft.***

**Double glazed windows. : Gas central heating system - boiler installed in 2019.**

Within reach of 24 hour buses to Richmond and central Kingston, shops and facilities on Ham Parade, the Hawker Centre gym and walks along the North Kingston riverside.

Lancaster Close is near three sought after schools on Richmond Road, - high achieving Tiffin Girls and Ofsted 'Outstanding' rated Kingston Academy and Fernhill School.

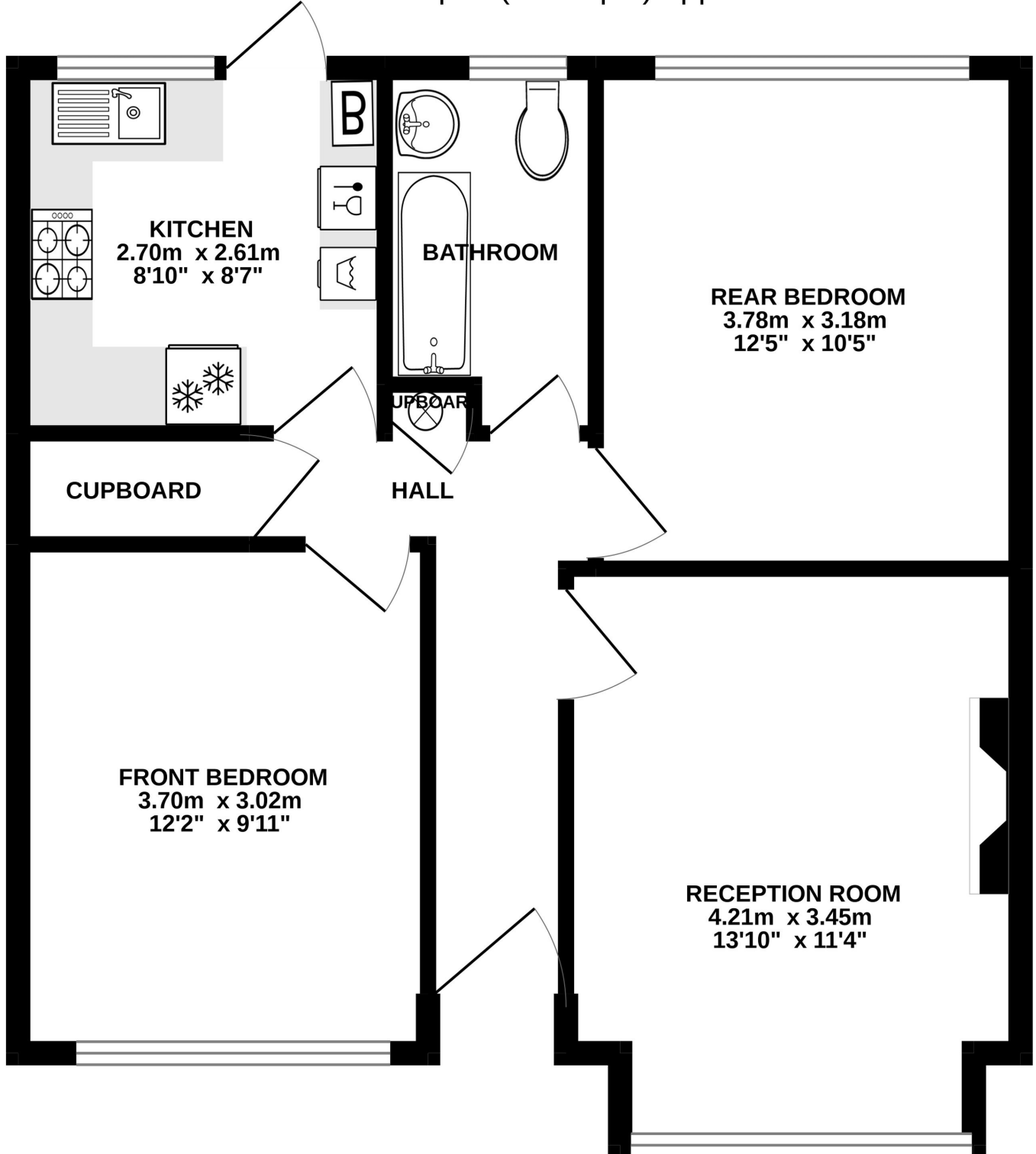


**Tel: 020 8549 5099**



**[www.mervynsmith.com](http://www.mervynsmith.com)**

**GROUND FLOOR**  
54.9 sq.m. (591 sq.ft.) approx.



**TOTAL FLOOR AREA : 54.9 sq.m. (591 sq.ft.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### **ENTRANCE PORCH:**

Carolina style front entrance door into....

### **HALL:**

Tiled floor, radiator, picture rail, door to deep understair store cupboard, door to airing cupboard with hot water cylinder and locker over.

### **LOUNGE/DINING ROOM: Abt 13 ft 10vinto bay x 11 ft 4 (4.21 into bay x 3.42m)**

Leaded style double glazed bay window to front aspect, picture rail, radiator, fireplace with mantelpiece and marbled backpiece and hearth.





**KITCHEN:** Abt 8 ft 10 x 8 ft 7 (2.70m x 2.61m)

Rear aspect double glazed window and door to garden. Kitchen units fitted at eye and base level, tiled splashbacks, work tops. Inset sink unit and gas hob. Spaces for oven, washing machine, dishwasher and fridge. Cupboard housing boiler.



**BATHROOM:**

Double glazed frosted window, panel enclosed bath with shower mixer and screen. Part tiled walls, tiled floor, pedestal wash hand basin, radiator, W.C.





**FRONT BEDROOM:** Abt. 12 ft 2 x 9 ft 11 (3.70m x 3.02m)

Front aspect double glazed leaded style window, picture rail, radiator.



**REAR BEDROOM:** Abt. 12 ft 5 x 10 ft 5 (3.78m x 3.18m)

Double glazed windows to rear aspect, picture rail, radiator.



## OUTSIDE:

### PRIVATE REAR GARDEN: off irregular shape, widening out the left side.

Sie access gate, brickblock patio to rear of maisonette, main area lawned with rear garden shed.

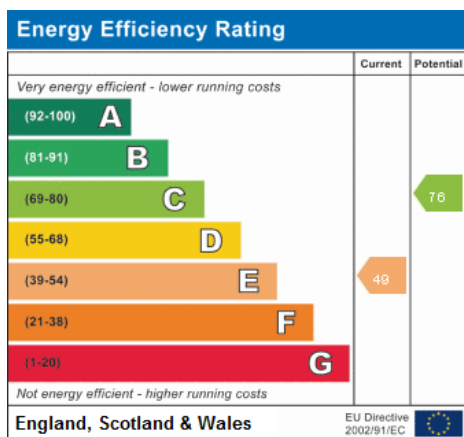




**LEASE:** 999 years from 13th February 2003

**SERVICE CHARGE:**

The Annual Service Charge for 2022-2023 from 25th March 2022 is £67.23 per quarter.



**REF : 2408**

These particulars are provided as a general outline only for the guidance of intending buyers and do not constitute, or form any part of, an offer or contract. All descriptions, measurements, implications as to usage, references explicit or implied as to condition and permissions for use and occupation, are given in good faith, but prospective buyers must not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. Stated dimensions should not be relied upon for fitting floor coverings, appliances or furniture. None of the services, fittings, appliances, or heating or hot water installations (if any), have been inspected or tested by Mervyn Smith & Co and no warranty can be given as to their working condition. As a guide to prospective buyers, we have been advised by the vendor regarding the service charge but we have not inspected any accounts and we do not know their terms and conditions. Prospective buyers and their legal advisers will have to establish the exact outgoings and obligations prior to any legal commitment to purchase.

**DISCLAIMER:**

*Many properties built in the UK up to the 1990s may contain some elements of asbestos. If this is a concern, you are advised to seek a specialist assessment.*



315 RICHMOND ROAD,  
KINGSTON UPON THAMES, SURREY, KT2 5QU  
TEL: 020 8549 5099

WEBSITE: [www.mervynsmith.co.uk](http://www.mervynsmith.co.uk) E-MAIL: [sales@mervynsmith.com](mailto:sales@mervynsmith.com)