

ROYAL PARK GATE

£350,000 : LEASEHOLD



CAMEL GROVE, ROYAL PARK GATE, KINGSTON, SURREY, KT2 5GR



A 2 Double Bedroom Laing Homes built Ground Floor Apartment with its own parking space in a residential cul de sac in the sought after Royal Park Gate development.

Well presented with new carpets and neutral décor throughout.

OFFERED WITH THE ADVANTAGES OF **VACANT POSSESSION** AND **NO ONWARD CHAIN**.

Bright lounge dining room over 15 ft x 13 ft : Fitted kitchen with integral oven, hob and dishwasher.

Both bedrooms have fitted wardrobe cupboards and attractive views across the lawned communal garden area to the rear of the apartment.

Entryphone system : Double glazing.

The property has its own individual parking space directly to the front of the apartment.

Very conveniently located near all the facilities of Ham Parade, the Hawker centre gym and a choice of bus services between Richmond and Kingston. Within reach of Tiffin Girls and Ofsted Outstanding rated Kingston Academy and Fernhill Schools.



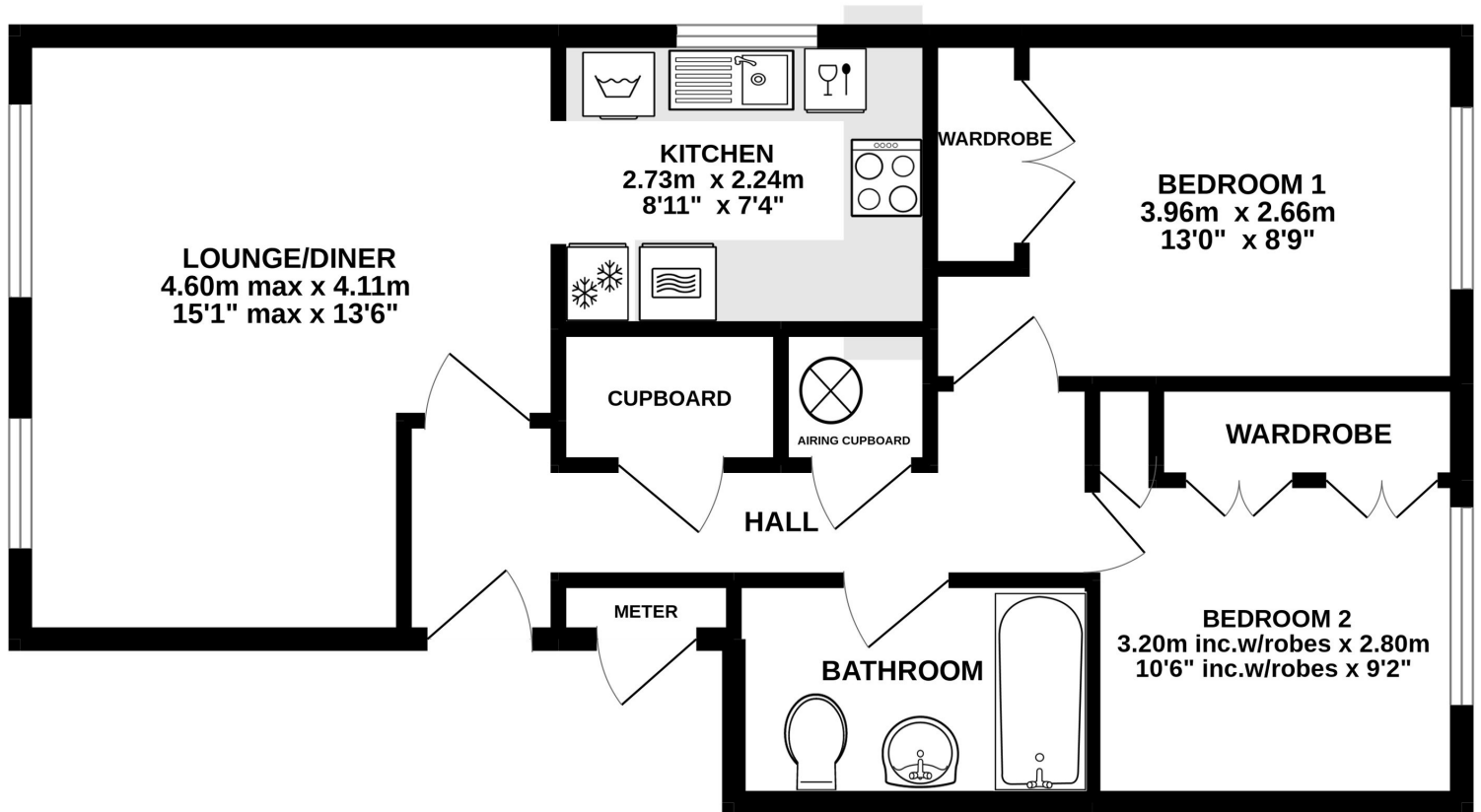
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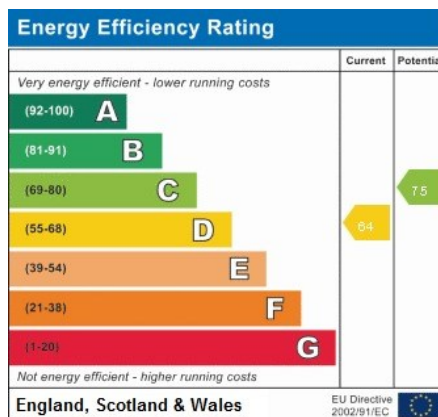
GROUND FLOOR

57.7 sq.m. (621 sq.ft.) approx.



TOTAL FLOOR AREA : 57.7 sq.m. (621 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:

Entrance door with entryphone into communal entrance hall. Further glazed door into inner lobby with wall lights, door to electric meter cupboard and door to apartment.

ENTRANCE HALL:

Wall mounted entryphone handset, storage radiator, feature display alcove with shelf, door to storage cupboard, door to airing cupboard with slatted shelving and hot water cylinder.

LOUNGE/DINER: Abt 15 ft 1 max x 13 ft 6 max (4.60m max x 4.11m max)

Two double glazed bay windows to front aspect. Rear arch to kitchen.



KITCHEN: Abt 8 ft 11 x 7 ft 4 (2.73m x 2.24m)

Range of fitted units at eye and base level, worksurfaces and upstands, inset sink unit, integral oven, inset hob with hood over, integral slimline dishwasher, space for upright fridge/freezer, space for washing machine, double glazed window to side aspect.



BATHROOM

Pedestal wash hand basin, W.C., panel enclosed bath with mixer and riser, shower rail and curtain, part tiled walls, extractor, heated towel rail.



BEDROOM ONE: Abt 13 ft max x 8 ft 9 inc wardrobes (3.96m max x 2.66m inc wardrobes)

Double doors to wardrobe cupboard with hanging rail and storage over, double glazed window with view across rear gardens, wall mounted electric heater.



BEDROOM TWO: Abt 10 ft 6 x 9 ft 2 inc wardrobes (3.20m x 2.80m inc wardrobes)

Doors to wardrobe cupboards with hanging rail and storage over, double glazed window with view across rear gardens, wall mounted electric heater.



OUTSIDE:

Communal grassed area to side and rear.

PARKING SPACE:

The allocated parking space for the flat is the individual space to the left of the front entrance to the block and to the front of the apartment itself.

**LEASE:**

125 years from 1st January 1995.

GROUND RENT:

The ground rent from 1st January to December 31st 2022 is £440.00

MAINTENANCE:

The annual service charge from 1st January to December 31st 2022 is £1796.50

The vendor informs us this is inclusive of building insurance.

COUNCIL TAX: Band D (Royal Borough of Kingston Upon Thames),

Ref : 2436

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.

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.



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