

**NORTH KINGSTON**  
**GARAGE FOR SALE**  
**£34,000 : Leasehold**



**GARAGE 15 , LANCASTER CLOSE , KINGSTON UPON THAMES, KT2 5NH.**



**NEW GARAGE for sale with up and over door plus an extra hinged metal exterior gate.**

Hardstanding driveway entrance off Lancaster Close into the forecourt.

*The garage measures 16ft (4.88m) deep x 9 ft 3 (2.83m) max width.*

**The garage will be offered with a brand new lease of 150 years and a ground rent of only £50.**

There are currently no service charges.



Tel: 020 8549 5099



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



The garage block is approached via a hardstanding driveway off Lancaster Close. Upon reaching the forecourt the garage is the new one to the left hand corner.



**REF : 2447**

*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 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 fittings.*

*None of the services or fittings, (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 outgoings but we have not inspected any accounts and we do not know their terms and conditions.*



**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)**