

**NORTH KINGSTON**

**£439,950**  
**SHARE OF FREEHOLD**



**ALBANY COURT, RICHMOND ROAD, KINGSTON UPON THAMES, KT2 5DF**



A Bright and Stylish **TWO DOUBLE BEDROOM APARTMENT** in this well regarded SHARED FREEHOLD block within reach of central Kingston facilities and station.

Moments from Fernhill School and the Kingston Academy which are both Ofsted Outstanding plus high achieving Tiffin Girls.

Off street parking : Communal garden area to the rear of the block.

**EPC RATING 78 - BAND C** : Gas central heating system with an efficient ecoTEC Plus boiler.

Double glazed windows : Fitted blinds to the lounge/dining room and bedrooms.

Entryphone system

Smart fitted kitchen with integral gas, oven, fridge, freezer, washing machine and dishwasher.

Refurbished tiled bathroom with a shower bath.

**LEASE OF NEARLY 1,000 YEARS plus a SHARE OF THE FREEHOLD.**

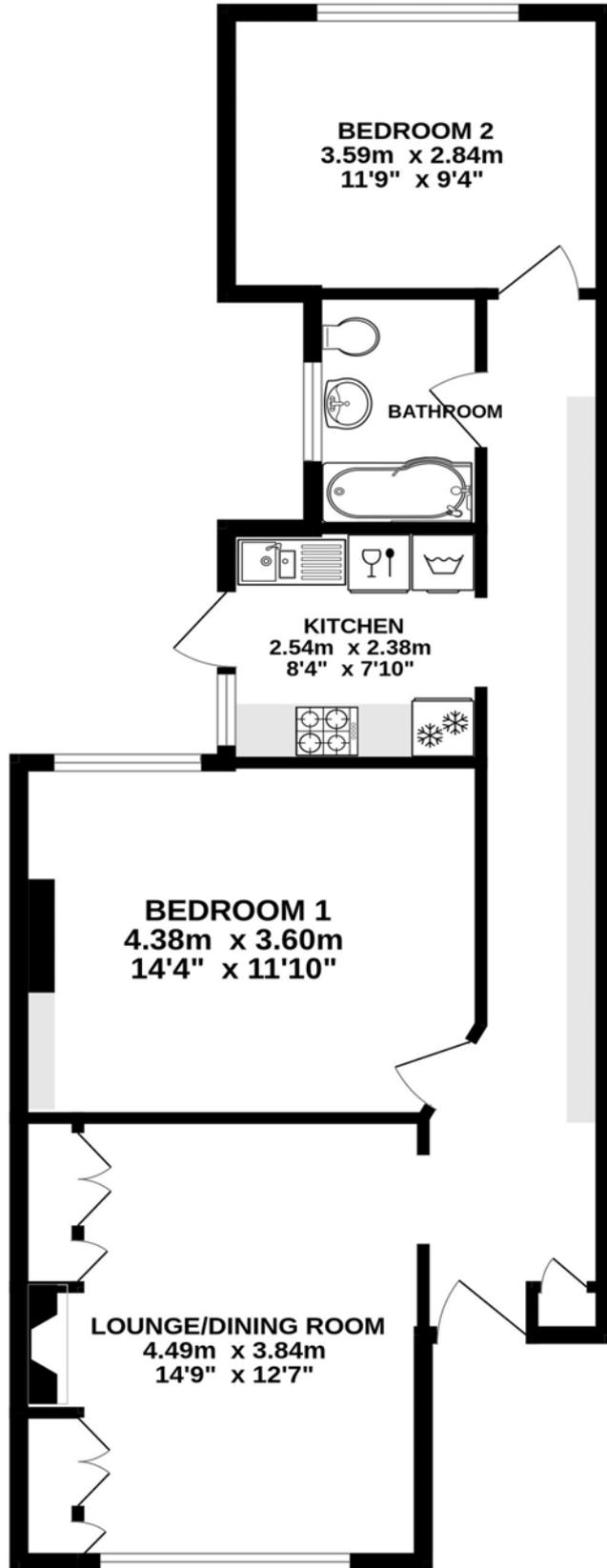


Tel: 020 8549 5099



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

GROUND FLOOR  
72.0 sq.m. (775 sq.ft.) approx.



TOTAL FLOOR AREA : 72.0 sq.m. (775 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.

Made with Metropix ©2023

**ENTRANCE:**

Communal entrance porch with entryphone system. Stairs to 1st floor landing and entrance door into apartment.

**HALL:**

Entryphone handset, two radiators, wood floor, door to meter/store cupboard, fitted storage units along the wall with shelf top.



**LOUNGE/DINING ROOM:** Abt.: 14 ft 9 x 12 ft 7 (4.49m x 3.84m)

Fireplace surround and hearth, fitted store cupboards to each side, radiator, coving, wood floor, double glazed window to front aspect with fitted blinds. .



**BEDROOM ONE:** Abt: 14 ft 4 x 11 ft 10 (4.38m x 3.60m)

Double glazed window to rear with fitted blind, radiator, wood floor, coving, inbuilt shelving.



**BEDROOM TWO:** Abt: 11 ft 9 x 9 ft 4 (3.59m x 2.84m)

Double glazed window with fitted blind to rear garden aspect, wood floor, coving, radiator.



**KITCHEN:** Abt: 8 ft 4 x 7 ft 10 (2.54m x 2.38m)

Fitted units at eye and base level, worktops, tile splashbacks, inset gas hob, fitted oven under, inset one and a half bowl stainless steel sink unit with mixer tap, integral slimline dishwasher, inbuilt washing machine, integral fridge and freezer, wall mounted Vaillant eco-TEC Plus condensing combi boiler, double glazed windows and uPVC door out to side walkway to communal garden.



**BATHROOM:**

Double glazed frosted window, panel enclosed shower bath, shower over and screen, WC, pedestal wash hand basin, tiled walls, heated towel rail, spotlights.



**OUTSIDE:**

Formal gardens to front and shared lawn area to rear. In-out drive to front plus side access round to rear area. There is a metal balcony walkway off the kitchen with spiral staircase down to the rear garden area.



**PARKING:**

There is an informal agreement between the lessees that there is by convention a parking space at the front of the block allocated to this flat, but we stress this is not specified in the lease.

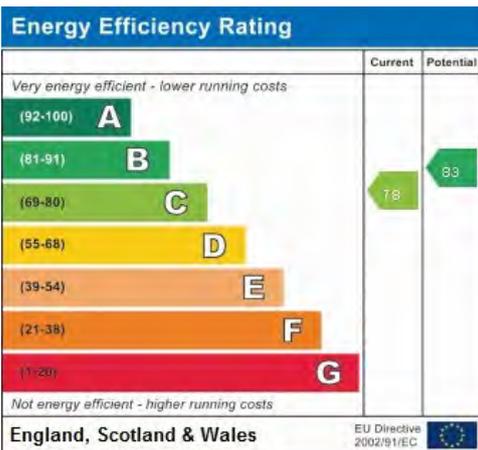
**SERVICE CHARGES**

We are advised that the service charge to 25th March 2024 is £2,000, inclusive of contribution to block building insurance. There is no ground rent.

**TENURE:** Share of freehold with a lease of 999 years from and including 1 January 2020

**COUNCIL TAX:** Band C (Royal Borough of Kingston Upon Thames)

**ENERGY RATING:** 78 : Band C



**REF: 2547**

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. **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)**