



Lancaster Close, KT2

A spacious two double bedroom, first floor flat located in a purpose-built block in a quiet cul-de-sac

ESTATE & AGENT

— Tailored, local and personal —

Lancaster Close, KT2

Offers in the region of £375,000 Leasehold with a Share of Freehold

Offered with vacant possession and no upper chain is this spacious two double bedroom, first floor flat located in a purpose-built block in a quiet cul-de-sac.

Lancaster Close is ideally situated in North Kingston close to Richmond Park, Ham, Kingston upon Thames with good schools and a variety of shops, transport links and amenities nearby.

The property benefits from a share of freehold and a long lease in excess of 900 years and has been lived in and enjoyed by the current owners for over 30 years. The light and airy and well-proportioned accommodation briefly comprises: communal entrance with stairs to first floor, private entrance hallway with storage cupboard, a good sized reception room with bay window, master double bedroom, a second good sized double bedroom, fitted kitchen with a range of wall and base units incorporating an integrated electric oven with gas hob with extractor hood, integrated fridge/freezer, washing machine and slimline dishwasher, a door leading to stairs to communal gardens and a bathroom/wc with a white three piece suite. The property benefits from gas-fired central heating via a combination boiler and uPVC double glazing.

Externally, there are well kept mature communal gardens providing an enjoyable outside space comprising of lawn, flower beds and mature shrubs. The vendor has advised that there is an option for the owner to have a garden shed for storage. On-street parking is available and the service charge is £1800 per year. Viewing comes highly recommended.



- 982 years remaining on the lease
- Vacant possession
- Leasehold with a share of freehold
- Excellent location
- Close to Richmond Park
- Two double bedrooms
- Gas fired central heating via comb-boiler
- Large reception room
- Communal gardens

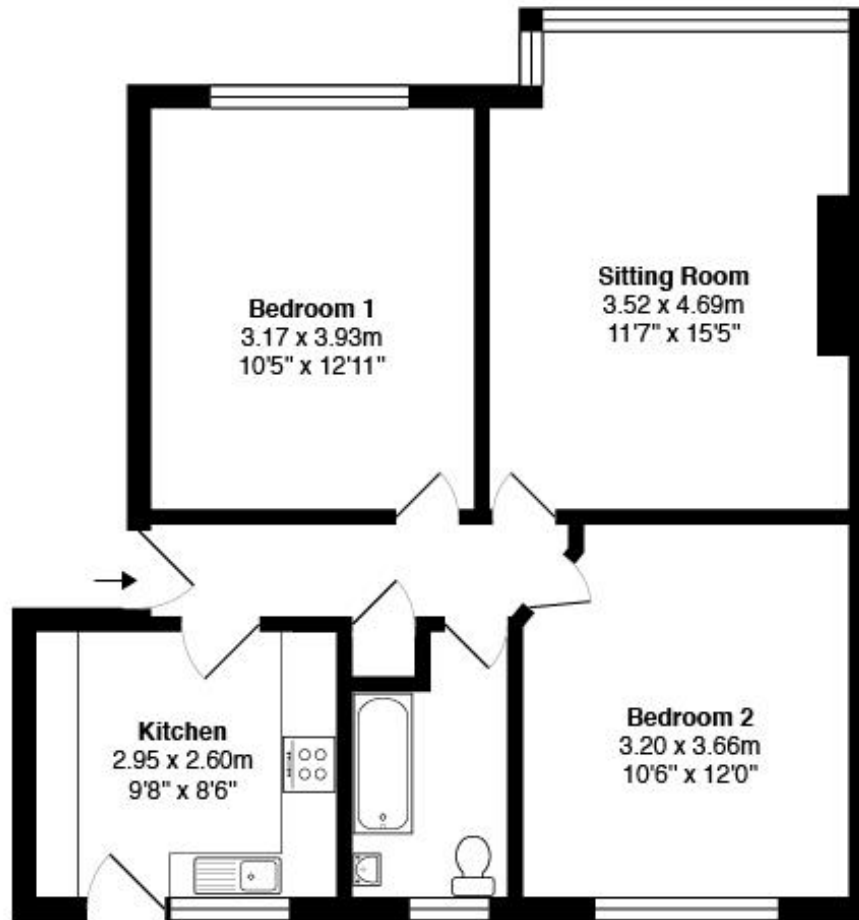


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	72	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Lancaster Close, Kingston Upon Thames

Total Area: 58.3 m² ... 628 ft²



All measurements are approximate and for display purposes only

Viewing strictly by
appointment via
Estate and Agent

CONTACT

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