

LEASEHOLD



Apartment (EPC Rating: C)

**142-152 ELM ROAD KINGSTON UPON
THAMES KT2 6JL**
Offers Over
£300,000



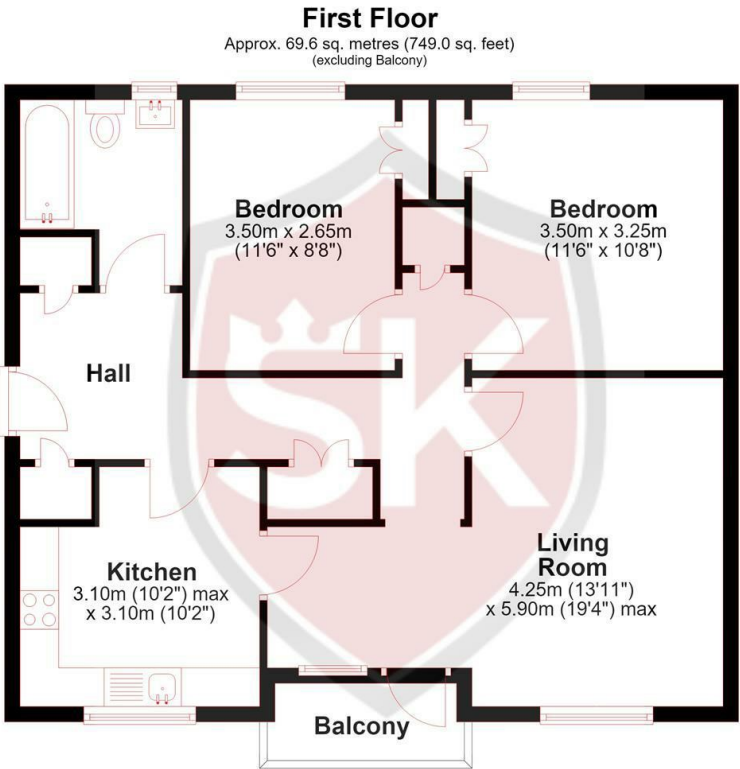
2 Bedroom Apartment located in Kingston Upon Thames

A well-presented two-bedroom first-floor flat with a private balcony, dedicated parking space and useful separate storage cupboard, offered to the market with no onward chain. The accommodation is arranged on the first floor and provides well-proportioned living space throughout. The property comprises an entrance hall with storage, a bright and spacious lounge/dining room with access onto the private balcony, fitted kitchen, two bedrooms and a bathroom.

The private balcony provides a pleasant outdoor space, while the property also benefits from an off-road parking space to the rear and a separate storage cupboard. Residents may also be eligible to apply for on-street parking permits within the local Kingston Council controlled parking zone, subject to the Council's current terms and charges.

York House is conveniently positioned on Elm Road, within easy reach of Kingston town centre and its excellent selection of shops, restaurants, cafés, and leisure facilities. The property is also well placed for local transport links and green open spaces, with Richmond Park less than half a mile away.

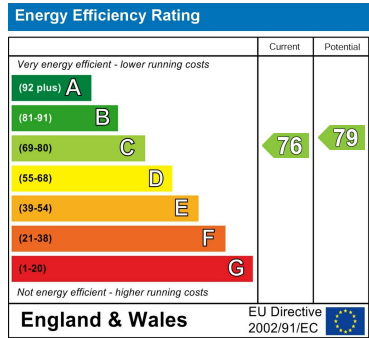
Offered with no onward chain, the property would make an excellent first-time purchase, investment opportunity, or convenient Kingston home. Please note: The property is being sold as part of an estate and is subject to Grant of Probate. The probate process is underway. Please enquire for further information.



Total area: approx. 69.6 sq. metres (749.0 sq. feet)

Council Tax Band
D
Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

