



**32 Lancaster Close, Kingston Upon Thames, KT2 5NJ**

**£440,000**



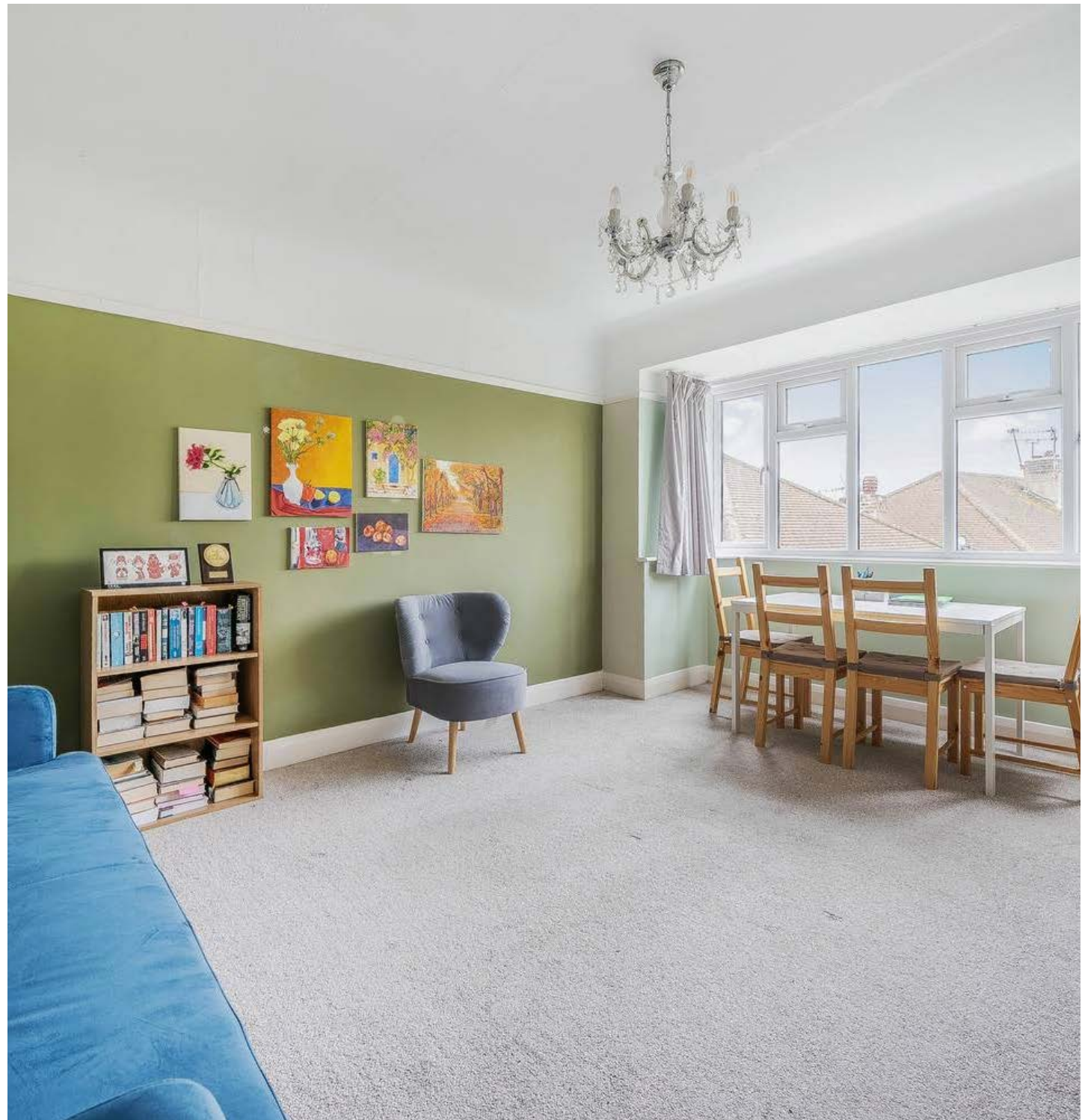
## 32 Lancaster Close

NEW! 2 DOUBLE BEDROOM top floor purpose built 1930s character apartment offered with a SHARE OF FREEHOLD & NO ONWARD CHAIN. In a quiet North Kingston close off Lancaster Gardens round the corner from Tiffin Girls, the Kingston Academy & Fernhill Schools. Rear staircase via door off the kitchen down to shared gardens. Bright lounge/diner, modern kitchen, all dbl glazed windows, gch. Convenient locale near the 24-hour 65 bus service.

Council Tax band: C

Tenure: Share of Freehold

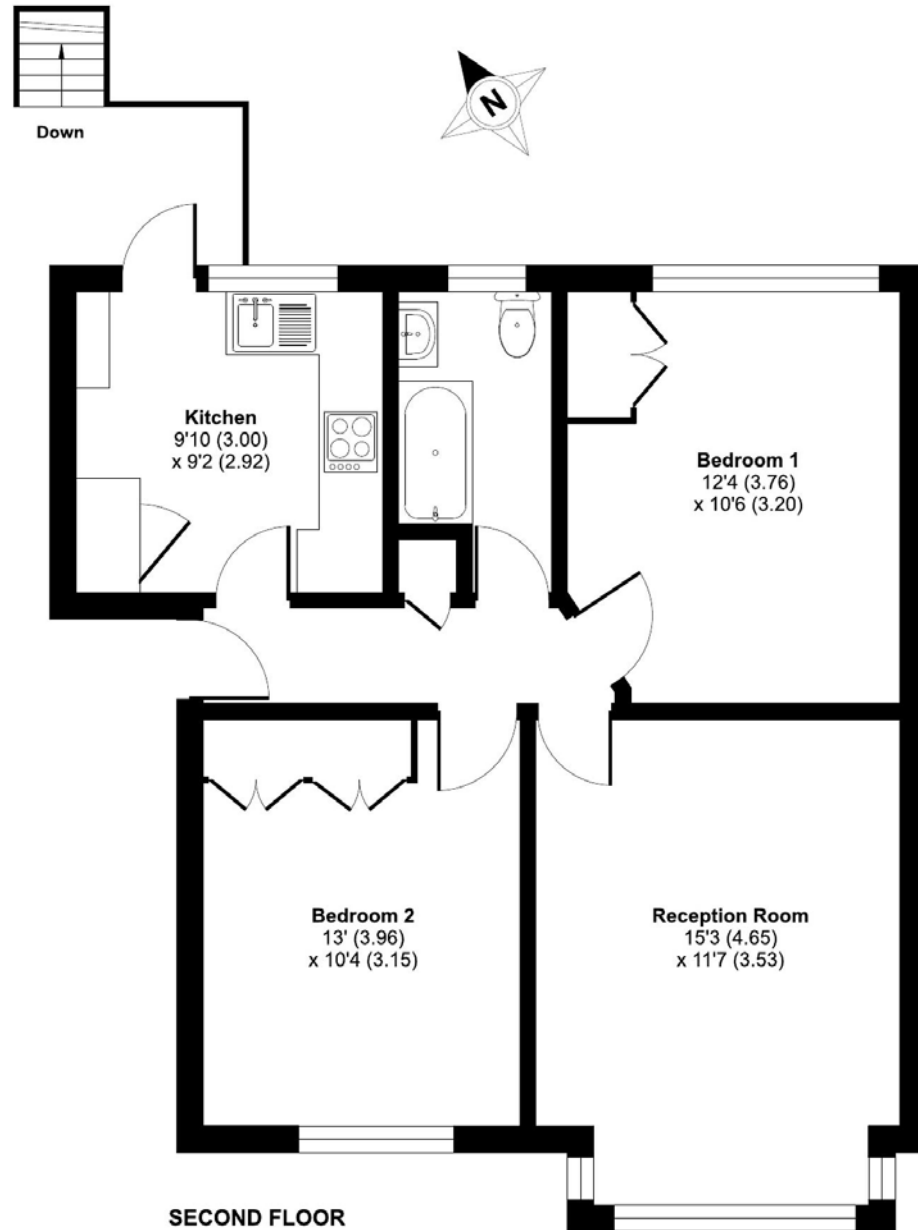
EPC Energy Efficiency Rating: D



# Lancaster Close, Kingston Upon Thames, KT2

Approximate Area = 639 sq ft / 59.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2024. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1183110



## 32 Lancaster Close

- Well presented throughout with double glazed windows and doors, gas central heating with an efficient Worcester Greenstar condensing boiler, fitted kitchen and smart tiled bathroom.
- Fitted wardrobes to both bedrooms.
- Elegant lounge/dining room with front bay.
- Rear balcony and staircase off the kitchen down to a lovely shared rear garden area. To the front the apartment is set back from the road by hedges and lawns.
- Resident permit parking in the Close to the front of the block.

Secluded but convenient location just moments away from three outstanding schools - Tiffin Girls, The Kingston Academy, and Fernhill School. This character 1930s development in a quiet cul de sac off Lancaster Gardens also enjoys proximity to the 24-hour 65 bus service on Richmond Road, providing easy access between Richmond and Kingston stations and main shopping centres. There are local shops on bustling Ham Parade together with Costa, Sainsburys, Greggs and Headmasters. Lancaster Close residents enjoy the convenience of permit parking along with nearby access to the Hawker Centre gym and lovely North Kingston riverside.













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- Nestled to the corner of a quiet residential cul de sac in sought after North Kingston, this 2 bedroom end of terrace top floor flat is offered with a share of freehold and no onward chain. (There is also a lease of over 900 years and no ground rent). The property's layout includes two generously proportioned double bedrooms with fitted wardrobes, smart tiled bathroom with white suite, and a fitted kitchen with integral gas hob and electric oven. The elegant lounge/dining room has a charming front bay. There are double-glazed windows and doors throughout + efficient gas central heating via a Worcester Greenstar condensing boiler + an airing cupboard off the hallway.

Outside, the property impresses with its delightful surroundings. Set back from the road, the front of the block features a lawned area, offering a picturesque entry and hedge screening. To the rear, a rear balcony and staircase off the double glazed kitchen door lead down to a shared garden space, providing a secluded retreat for outdoor relaxation.





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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.

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