

# S&B



## **2 Bedroom Apartment Queenshurst Square, Kingston Upon Thames. £699,950 Leasehold**

Situated on the 6th Floor of the exclusive Queenshurst Square development built by Berkeley Homes,

A two double bedroom apartment with 2 luxury bathrooms [1 en-suite] and a private balcony, and beautiful far-reaching views.

This luxurious and high specification apartment was built just 6 years ago, and offers 744 sq ft of contemporary internal living space, and a right to park for one car in the secure underground car park.

Benefits for Queenshurst Square residents include, 24-hour concierge service, landscaped communal garden with water features, residents' gym, residents screening room, Wi-Fi and media room,

Queenshurst Square, is conveniently located for Kingston Mainline Station, the River Thames and Kingston's Historic Town Centre.

Nearby are an abundance of restaurants and coffee shops, ideal for alfresco dining on the riverside.

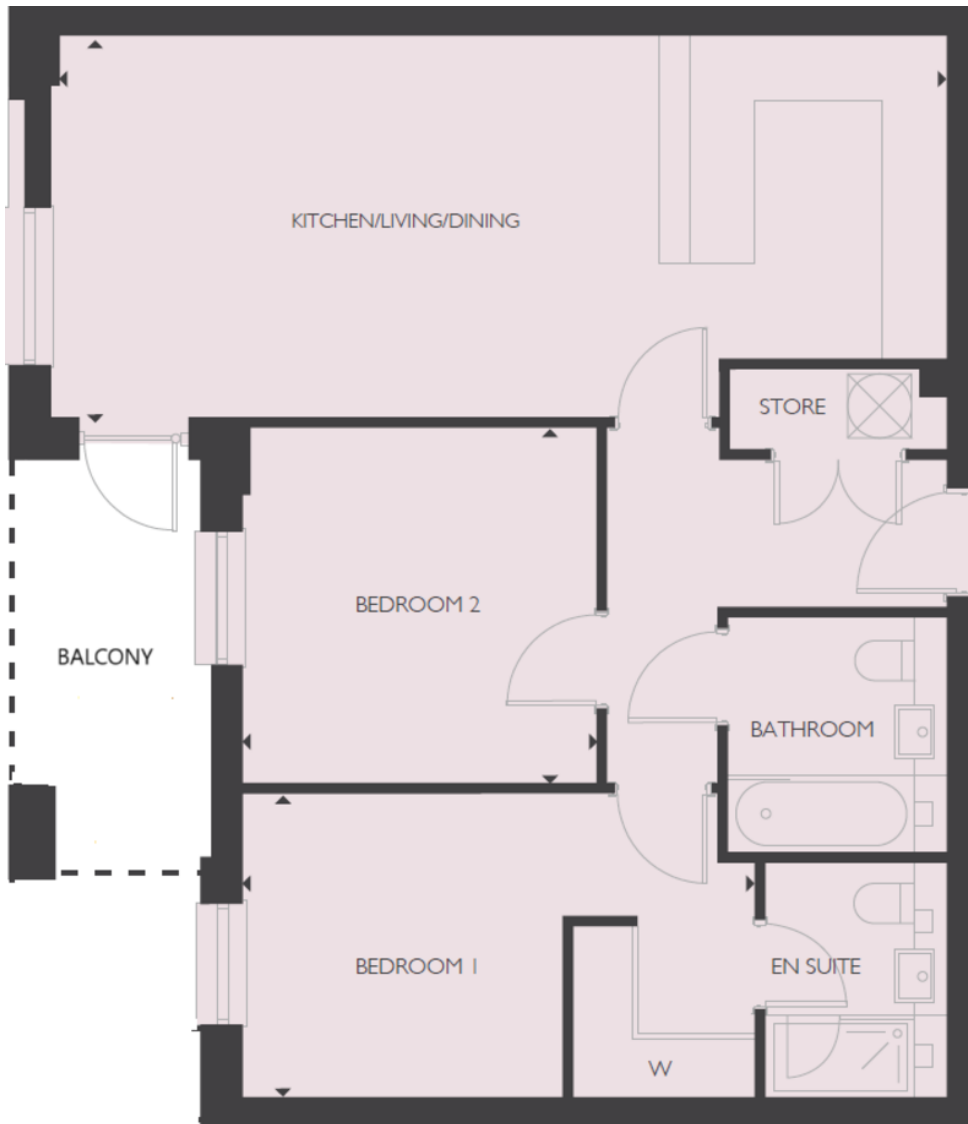
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**Kitchen/Living/Dining 11'9" x 27'7" 3.58 x 8.40**

**Bedroom 1 9'4" x 15'9" 2.85 x 4.81**

**Bedroom 2 10'11" x 10'11" 3.32 x 3.33**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

**Please note this floorplan is handed**

- 2 Bedroom Executive Apartment
- Contemporary Open Plan Living Space
- High Specification Kitchen
- 2 Luxury Bathrooms
- Private Balcony
- Right To Park in the Underground Car park
- 6th Floor / 774 sqft
- Concierge Service
- Residents Gym
- Landscaped Communal Garden with Water Features
- Cinema Screening Room and Wi-Fi/Media Room
- Lease: 993 years remaining
- Service Charge: £4,186.28 per annum
- Ground Rent: £425 per annum
- Council Tax: Band E - £2,901.95 per annum
- No onward chain