



## **2 Bedroom First Floor Maisonette Woodcote Close, Kingston Upon Thames. £415,000 Share of Freehold**

A charming 2 bedroom first floor maisonette located in a cul-de-sac location in leafy North Kingston. Access to the property is via a stairway to the first floor, which leads into a welcoming entrance hall.

The property has been newly redecorated, throughout, including new carpets,

The front reception room boasts a feature fire place and a large bay window.

Separate fitted kitchen overlooking the rear garden.

The principal bedroom is located to the rear of the property overlooking the garden and offers large fitted wardrobes.

Located off the hallway, a further double bedroom and a luxury family bathroom.

Double Glazed windows and Hive heating system.

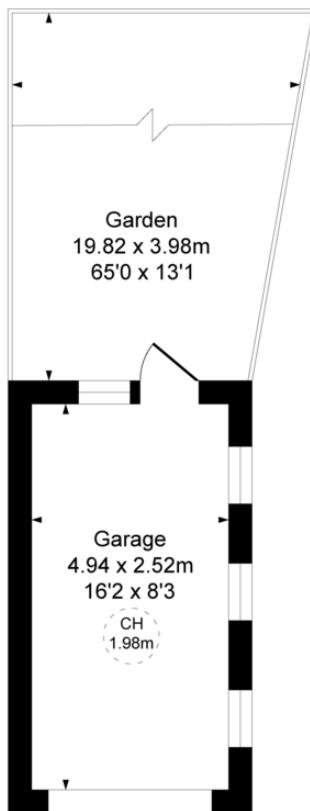
Private Garden to the rear of the property leading to a door to the private garage.

910 year lease with share of freehold on completion

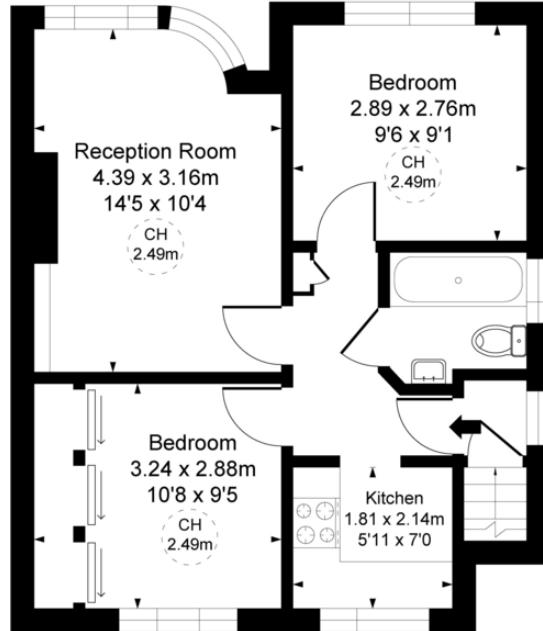
Offered to the market with no onward chain.



Woodcote Close,  
Kingston Upon Thames KT2  
Approximate Gross Internal Area  
56.73 sq m / 611 sq ft  
( CH = Ceiling Heights)



Ground Floor



First Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

- Charming 2 Bedroom Maisonette
- Cul-de Sac Location in North Kingston
- First Floor with a Garden and a Garage
- Spacious Reception Room
- Separate Fitted Kitchen
- Principal Bedroom with Fitted Wardrobes
- Further Double Bedroom
- Luxury Family Bathroom
- Newly redecorated throughout and new carpets
- No onward chain
- 910 year lease with share of freehold on completion
- Council Tax: Band C - £2,211.86