

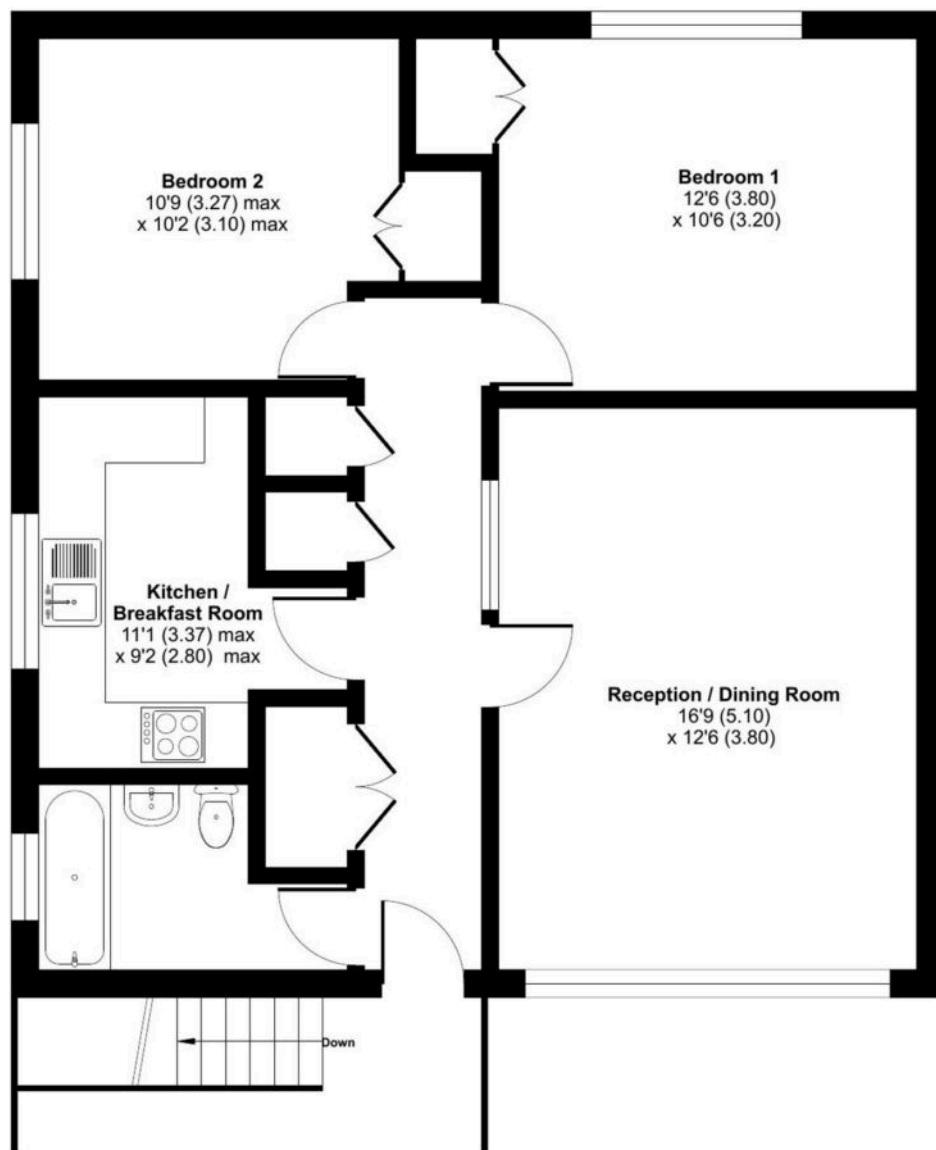




## Royal Court, Deer Park Close, Kingston Upon Thames, KT2

Approximate Area = 725 sq ft / 67.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Acres And West LTD (Mervyn Smith Estate Agents). REF: 1319731

## Royal Court, Deer Park Close

off Crescent Rd, Kingston Hill

- Spacious 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT over 700 sq ft off Crescent Rd on Kingston Hill. Lots of storage, use of lovely gardens, SHARED FREEHOLD.
- Ready for a quick sale with NO CHAIN and vacant possession!
- Energy efficiency EPC Rating Band C - Gas central heating system, programmer, thermostats and double glazing.
- The interior would benefit from some tidying up and updating but represents great value at this excellent location.
- Close to Kingston Gate into Richmond Park and near St Pauls and Alexandra Schools.
- Roomy lounge diner over 16 ft x 12 ft overlooking the gardens. Well proportioned kitchen with fitted units over 11ft x 9 ft at max.
- Both bedrooms are over 10 ft square and both have inbuilt wardrobe cupboards in addition to the room dimensions.
- Within reach of Norbiton Station, Kingston Grammar and Tiffin Boys, supermarket and restaurants/takeaways on Kingston Hill.
- The property enjoys a Share of the Freehold and no ground rent with a lease of 999 years from 24 June 2000.

### **Communal Entrance**

Communal entrance door with secure entryphone system. The entrance door to the flat is on the left and straight ahead is the door out to the gardens.

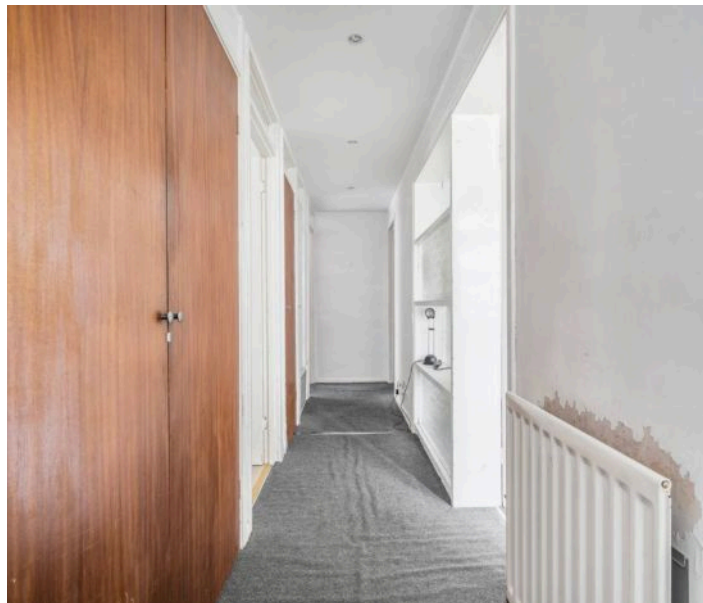
### **Hall**

Entrance door, radiator, double doors to store cupboard and door to additional store cupboard, door to boiler cupboard housing combi boiler. Doors to all rooms.

### **Lounge/Dining Room**

16' 9" x 12' 6" (5.10m x 3.80m)

Double glazed window to front overlooking gardens, radiator.





### **Kitchen**

11' 1" x 9' 2" (3.37m x 2.80m)

Units fitted at eye and base level with worktops and white tile splashbacks, inset one and a half bowl sink unit, inbuilt hob and oven, spaces for washing machine, dishwasher and fridge/freezer. Doubled glazed window.

### **Bathroom**

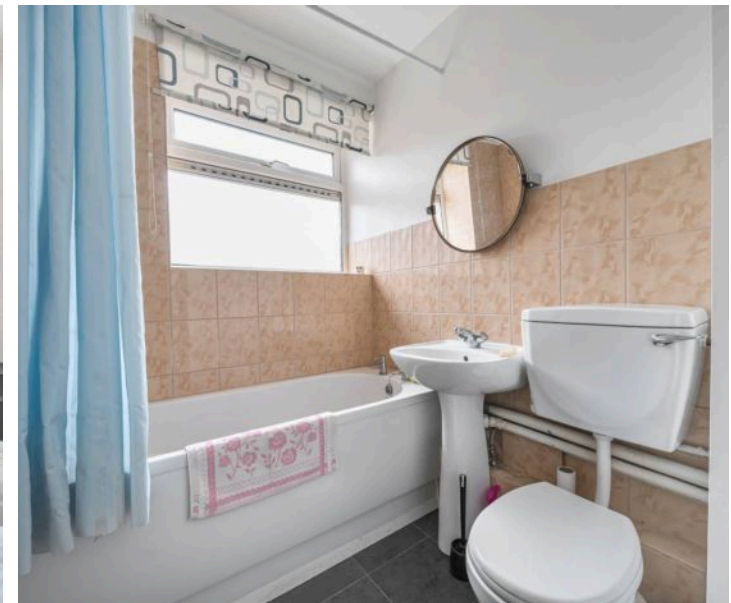
Tiled floor, panel enclosed bath, shower rail and curtain, pedestal wash hand basin, WC, radiator, frosted double glazed window.

### **Bedroom 1**

Double glazed window to rear, double doors to inbuilt wardrobe cupboards in addition to room dimensions, radiator.

### **Bedroom 2**

Double glazed window, double doors to inbuilt wardrobe cupboards in addition to room dimensions, radiator.






Large communal garden area, mainly lawned, with surrounding planted borders and trees.







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> <div>EU Directive 2002/91/EC</div> 		





## Royal Court, Deer Park Close

Council Tax band: C

Tenure: Share of Freehold with a lease of 999 years from 2000

EPC Energy Efficiency Rating: C

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