



Kingston Road, Stoneleigh

The **PERSONAL** Agent

Guide Price £260,000

Leasehold

- Being Sold via Secure Sale online bidding.
Terms & Conditions apply
- Spacious first floor apartment
- Two generous double bedrooms
- Offered with no onward chain
- Bright lounge/dining room
- Modern open plan fitted kitchen
- Master bedroom with ensuite shower
- Modern family bathroom suite
- Allocated parking and secure entry
- Close to station, shops & Nonsuch Park

Offered with no onward chain, The Personal Agent are proud to present this nicely presented first-floor, two double bedroom apartment, set within a highly desirable gated development just moments from Stoneleigh Broadway, local shops, excellent schools, and Stoneleigh railway station.

Offered in good condition throughout, the property enjoys a superb position within this well-regarded modern development, benefiting from a secure gated entrance, allocated parking, and well-maintained communal grounds.

Apartments in this location rarely become available, particularly being within such close proximity to Stoneleigh Broadway, the mainline station, and the historic Nonsuch Park, making early viewing highly recommended.

The property offers stylish and practical living space, ideal for first-time buyers, downsizers, or investors alike. The bright, spacious lounge flows seamlessly into a modern open-plan kitchen with a breakfast bar seating area, creating an ideal space for entertaining friends or relaxing at the end of a busy day.

The master bedroom benefits from a smart ensuite shower room, while the second double bedroom provides flexibility as a guest room or home office. A modern family bathroom, secure entry system, and well-kept communal areas add further appeal.

Externally, there are communal gardens to the front and rear, along with electronically gated parking beneath the building.



Stoneleigh is a highly sought-after area, known for its friendly community, excellent transport links, and range of local amenities. The Broadway offers a vibrant selection of shops and restaurants, while Stoneleigh Station provides regular services to London Waterloo in around 20 minutes. The area is also close to well-regarded schools, Nonsuch Park, and offers easy access to the A3 and M25, providing straightforward routes to both Heathrow and Gatwick airports.

Tenure: Leasehold
Years Remaining: 103
Ground Rent: £200 per annum
Service Charge: £1,845 per annum
Council Tax Band: D

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

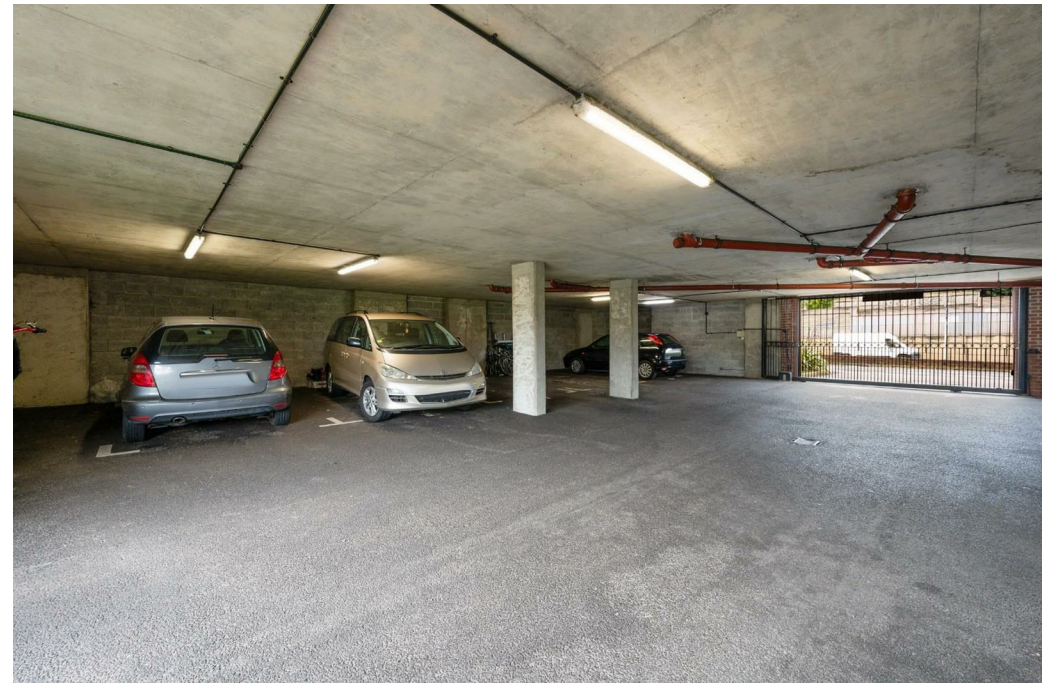
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the

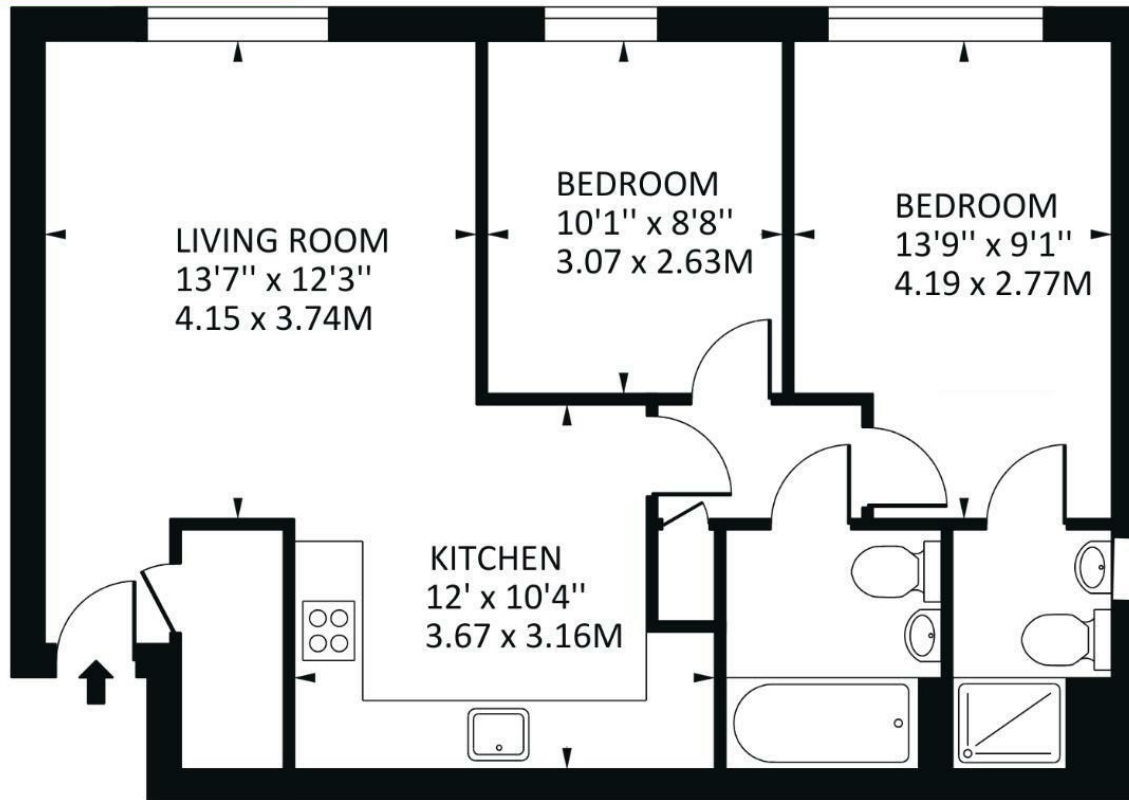




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Gainsborough Court
Total Area: 630 SQ FT • 58.52 SQ M



Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

