



The Watergardens

Coombe | Surrey

GUIDE PRICE £1,600,000 STC

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The Watergardens

Warren Road | Coombe | Kingston upon Thames | Surrey | KT2

A spacious 3-bedroom second floor apartment in the prestigious gated development, with secure parking, located within the exclusive Coombe Estate and is within easy reach of Kingston and Wimbledon town centres, with their excellent shopping and leisure facilities and walking distance to Richmond Park.



THE PROPERTY

An extremely bright and spacious second floor apartment-situated in this secure development, built by the reputable developers Octagon Developments Limited. This wonderful apartment has been beautifully maintained with a private South-West facing balcony, offering uninterrupted views of both the communal award-winning Japanese style landscaped gardens of approximately 9 acres and the Coombe Wood Golf Course.

The apartment offers a truly spacious principal bedroom, with a wall of built-in wardrobes, leading to a fully-tiled bathroom, with a Jacuzzi bath, separate shower enclosure, wash hand basin recessed in a vanity unit and mirrored cabinets above, low level WC and bidet and heated towel rail. There are two further bedrooms, one with built-in wardrobes and a very spacious fully-tiled family bathroom, again with separate panelled bath and shower enclosure, low level WC, bidet, and single wash hand basin inset into a tiled surround and mirror over. There are various cupboards off the entrance hall, one housing the independent gas fired boiler and hot water cylinder, and others for storage.

The kitchen/breakfast room features the original, well-maintained SIEMENS range of wall and base units, with integrated appliances comprising a built-in fridge, base freezer, washing machine and dishwasher, 4-ring induction hob with extractor fan above, double oven/grill. Twin sinks with mixer taps are recessed in a black granite surface with a granite upstand and a tiled floor.

The bright and spacious double-aspect lounge, with uninterrupted views as far as Canary Wharf on a clear day, offers access to a large tiled balcony, which overlooks the well-kept, award-winning gardens and Coombe Wood golf course.

In addition to the spacious internal accommodation, the apartment also benefits from two underground parking spaces and a lock-up storage cupboard in the secure basement and a substantial loft accessible from the hallway.

TERMS

TENURE Leasehold with Share of Freehold
(Lease 999 Years from 01/01/1989)

GUIDE PRICE £1,600,000 STC (to include fitted carpets)

SERVICE CHARGE £10,933 PA Payable half yearly
(01/07/2023 - 30/06/2024)

LOCAL AUTHORITY Royal Borough of Kingston upon Thames
COUNCIL TAX BANDING H £4,493.42 PA (2023-24)

EPC RATING C (70)

NOTE: No warranty is given concerning this property, its fittings, equipment or appliances as they have not been tested by the Vendors' Agents. Measurements are approximate and no responsibility is taken for any error, or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations, in particular or elsewhere. No part of this publication may be reproduced in any form without prior written permission of Coombe Residential Ltd. All rights reserved.



LOCATION

Warren Road, a tree lined through road, lies equidistant between Kingston and Wimbledon town centres. Both have excellent shopping facilities, from department stores housing concessions found in famous West End Streets and specialised boutiques to a wide range of restaurants meeting the palates from across the world. The A3 trunk road offers fast access to central London and both Gatwick and Heathrow airports via the M25 motorway. The nearest train stations at Norbiton and New Malden are within walking distance, and the 57 bus route runs along nearby Coombe Lane West to Wimbledon from which there are frequent services to London Waterloo with its underground links throughout the city.

The immediate area offers a wide range of recreational facilities including five golf courses, tennis and squash clubs and many leisure centres. The 2,360 acres of Richmond Park, an area of outstanding beauty, are easily

accessed from Ladderstile Gate (pedestrian/cycle entrance only), and provide a picturesque setting in which to picnic, go horse riding, jogging or just take a leisurely walk.

Theatres at Kingston, Wimbledon and Richmond are also popular alternatives to the West End. There are numerous excellent local schools for all ages, private, state, some within walking distance, and a variety of international educational establishments connected by school bus pick up points around Coombe and Wimbledon.

This development built by Octagon Developments Ltd is set within nine acres of award winning Japanese gardens featuring a network of streams with Japanese bridges leading down to natural ponds, with a fountain and pagoda, offering a tranquil setting. The development comprises three blocks with access through remote controlled gates and there is substantial parking provided for visitors.



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Approximate Gross Internal Area = 1727 sq ft / 160.5 sq m



Second Floor

Not to scale, for guidance only and must not be relied upon as a statement of fact
All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice

