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Claremont Gardens, Surbiton, KT6 4TL

An excellent one bedroom top floor conversion apartment set in a grand Victorian house. Located within walking distance of Surbiton mainline station, high street, the Thames and Kingston town centre. The many benefits include a bright open-plan living room with sitting/dining space and a sleek contemporary kitchen with integral appliances and far-reaching views. There is a large double bedroom also with views, and a sumptuous white and stone bathroom with a shower over the bath. Electric heating and new double-glazed sash windows. Communal garden to the rear. Council tax band C. The vendor is in the process of extending the lease to 181 years without ground rent. We are informed the 2023 service charges were £193.pcm . Sold with no onward chain.

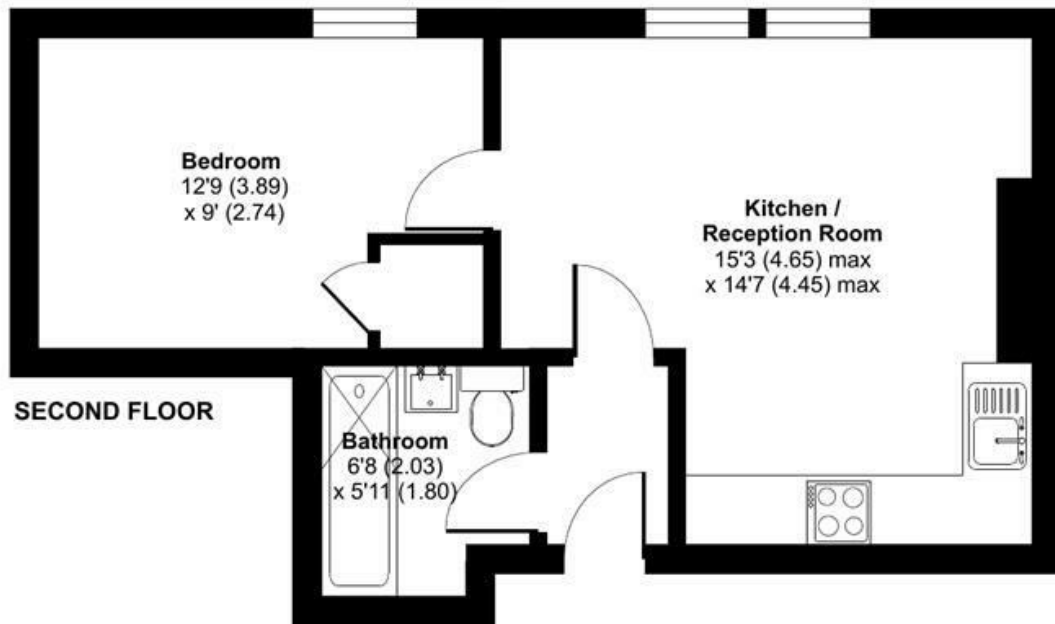
Guide Price £279,000 Leasehold

EPC Rating: C

Claremont Gardens, Surbiton, KT6

Approximate Area = 380 sq ft / 35.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1076356

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

