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Claremont Road, Surbiton, KT6 4RX

An excellent, two-double bedroom ground-floor purpose built apartment with a garage. Located within the heart of Surbiton' only a few minutes' walk from the mainline station and high street. The many benefits include a large living room with ample sitting and dining space. There is a separate fitted kitchen with a built-in double-oven hob and hood and a breakfast bar. There is a large master bedroom and a double second bedroom. The white bathroom suite includes a shower over the bath and there is a separate wc. The welcoming entrance hallway includes generous storage cupboards. Electric heating and double glazing. Well maintained communal areas. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is approx. £1500 pa. Completion March 2024.

Guide Price £362,500 Leasehold - Share of Freehold

EPC Rating: D

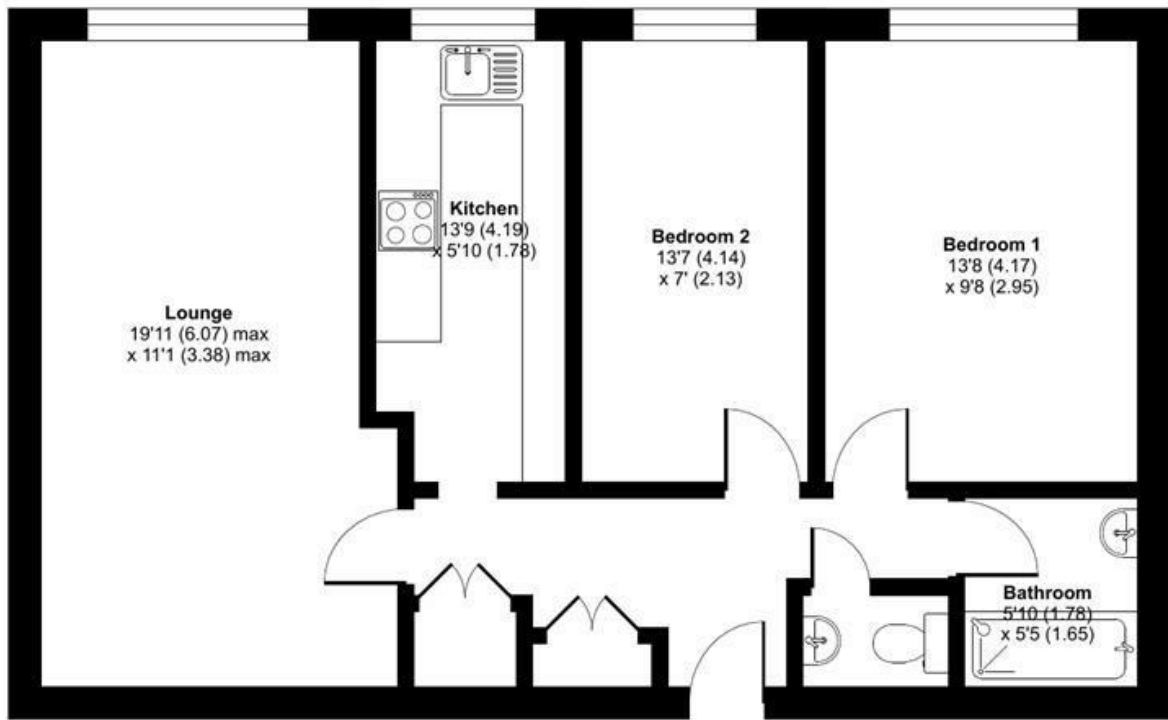
Claremont Road, Surbiton, KT6

Approximate Area = 676 sq ft / 62.8 sq m

For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1053651

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.

