



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



## Brighton Road, Surbiton, KT6 5BG

A stunning, contemporary one bedroom second floor apartment, stylishly presented with a large private balcony, parking space and a lift. Located in central Surbiton within a short walk from the mainline station and high street. The many benefits include a large open-plan living space with ample sitting and dining space, a sleek fitted kitchen with integral appliances, stone surfaces and sliding doors opening to the balcony. There is a spacious double bedroom with fitted wardrobes. The sumptuous white and stone bathroom includes a shower over the bath. A welcoming entrance hallway with a storage cupboard. Double glazing and underfloor heating. Well maintained communal areas. Basement parking with a car-lift and a secure bike store. Council tax band C. Sold with a lease of 243 years. We are informed the current service charge is £2364 pa and the ground rent £500 pa.

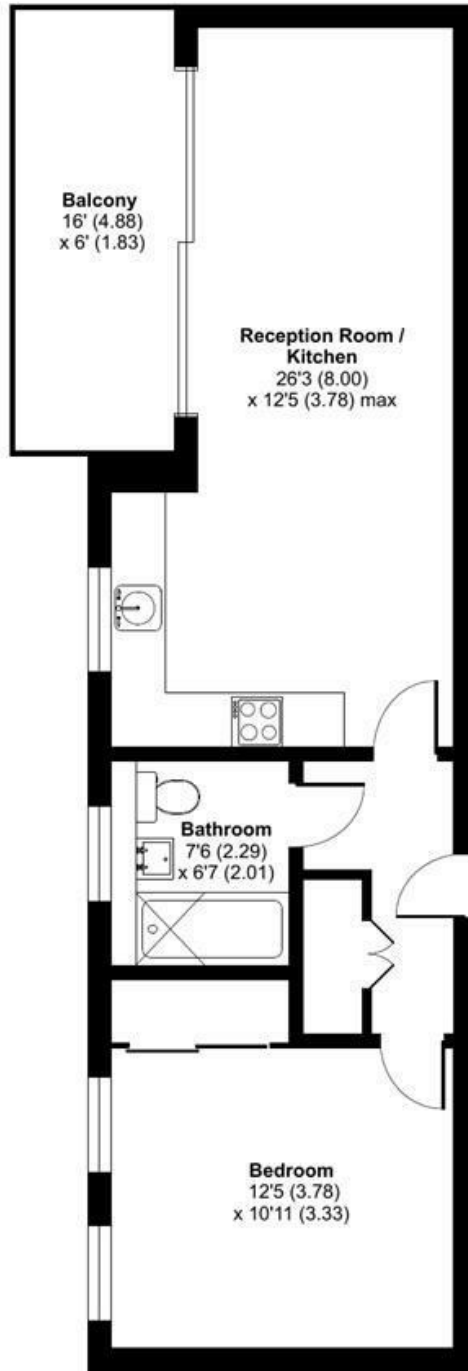
**Guide Price £425,000 Leasehold**

**EPC Rating: B**

# Indigo Square, Surbiton, KT6

Approximate Area = 557 sq ft / 51.7 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1100460

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/fittings 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.

