



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



St. Marks Hill, Surbiton, KT6 4PU

A light and bright, one-bedroom second floor mansion block apartment presented in good condition by the current owner. Located within a few minutes' walk of Surbiton mainline station and high street. The property benefits from a large living room overlooking St. Mark's Church, a separate new kitchen with integral appliances and a door opening onto the fire escape. There is a spacious double bedroom and a white bathroom suite with a shower over the bath. The welcoming entrance hallway includes a storage cupboard. Gas central heating and double glazing. Well maintained communal areas and gardens. Council Tax Band B. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the current service charge is approx. £1712 pa. No onward chain.

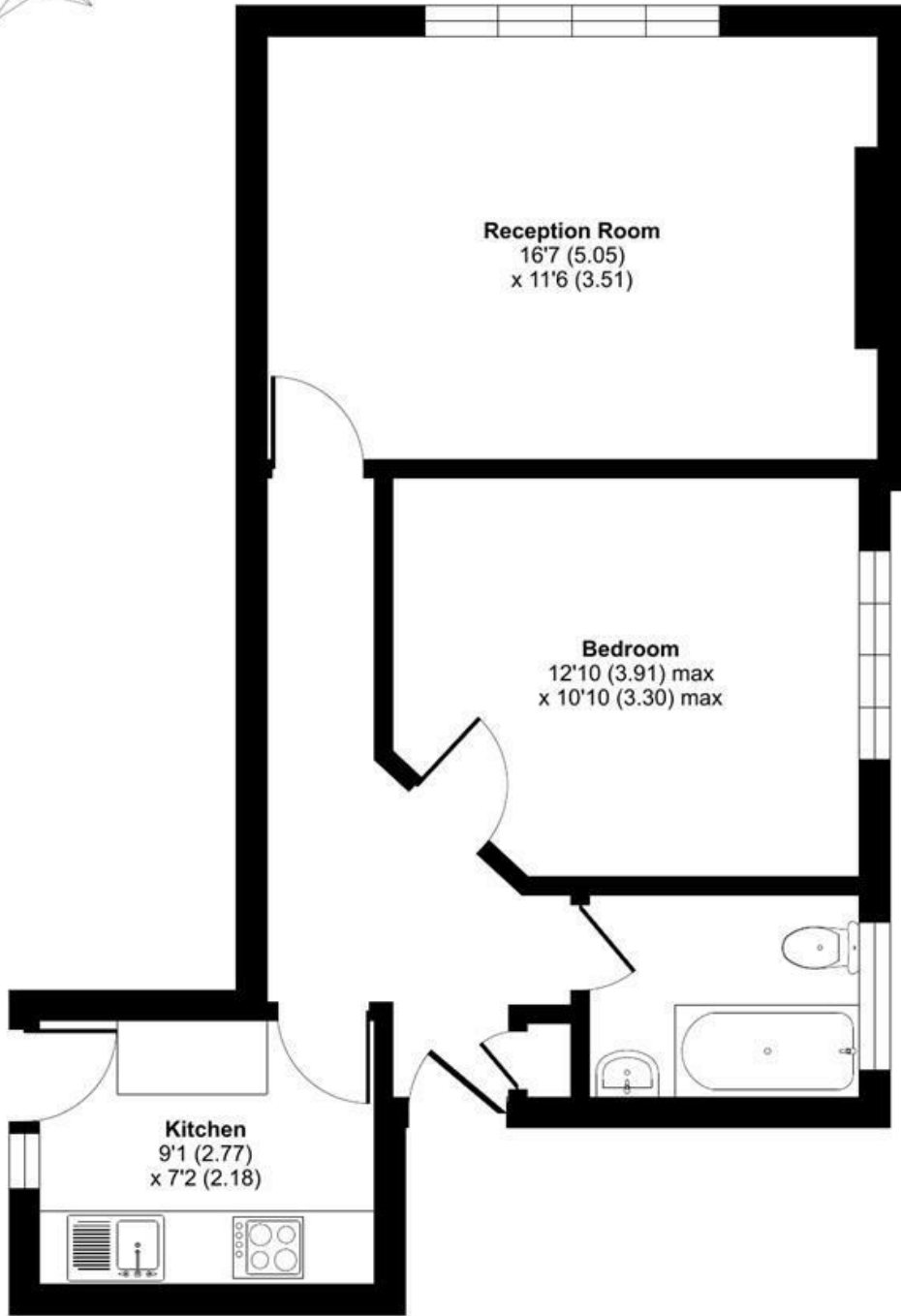
Guide Price £307,000 Leasehold - Share of Freehold

EPC Rating: D

St. Mark's Hill, Surbiton, KT6

Approximate Area = 528 sq ft / 49.1 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 2023. Produced for Matthew James. REF: 966368

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.

