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## Lovelace Road, Surbiton, KT6 6PJ

An excellent, spacious one bedroom, ground floor purpose built apartment with parking. Located in the sought after tree lined Lovelace area within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with ample sitting and dining space and a storage cupboard. There is a separate good size modern fitted kitchen with a built-in oven, hob hood and oak worksurfaces. A large double bedroom with a built-in wardrobe. The modern white bathroom suite has a shower over the bath. There is a welcoming entrance hallway with a storage cupboard. Gas central heating and modern double glazing. Parking to the rear. Council tax band C. Sold with a Share of the Freehold and a lease of approx. 144 years. We are advised the current service charge is approx. £250 per quarter. A lovely home close to the heart of Surbiton. No Onward Chain.

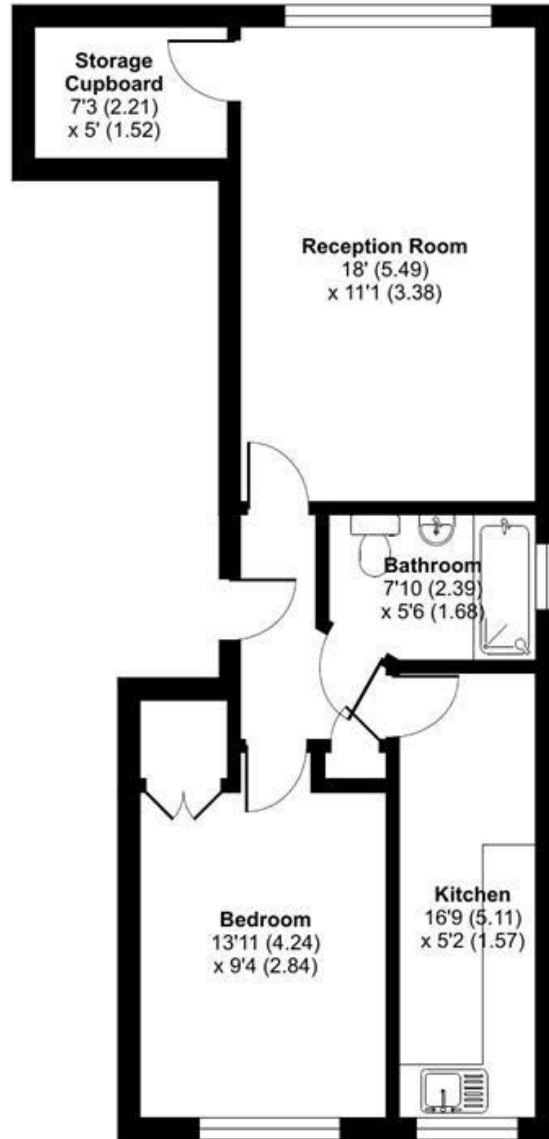
**Guide Price £315,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# Lovelace Road, Surbiton, KT6

Approximate Area = 561 sq ft / 52.1 sq m

For identification only - Not to scale



**LOWER 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: 1059824

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.

