



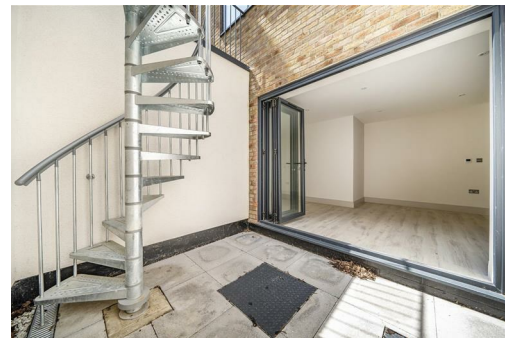
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The Avenue, Surbiton, KT5 8JW

An outstanding, spacious brand new two bedroom lower ground floor apartment set in a prestige development of nine apartments with a parking space. Located on a tree lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include a very large light living room with bi-folding doors opening onto a private patio and a spiral staircase leading to the communal garden. There is a sleek contemporary fitted kitchen with integral appliances and stone surfaces, along with ample sitting and dining space. There are two good size bedrooms and a sumptuous white and stone bathroom suite with a shower over the bath. Along with a welcoming entrance hallway and under floor heating. Smart communal hallways, maintained communal gardens and a bike store. 10 year Advantage Building Warranty. Council tax band C. We are informed the property is sold with a Share of the Freehold and a lease of approx. 999 years. We are informed the current service charge is approx. £893pa.

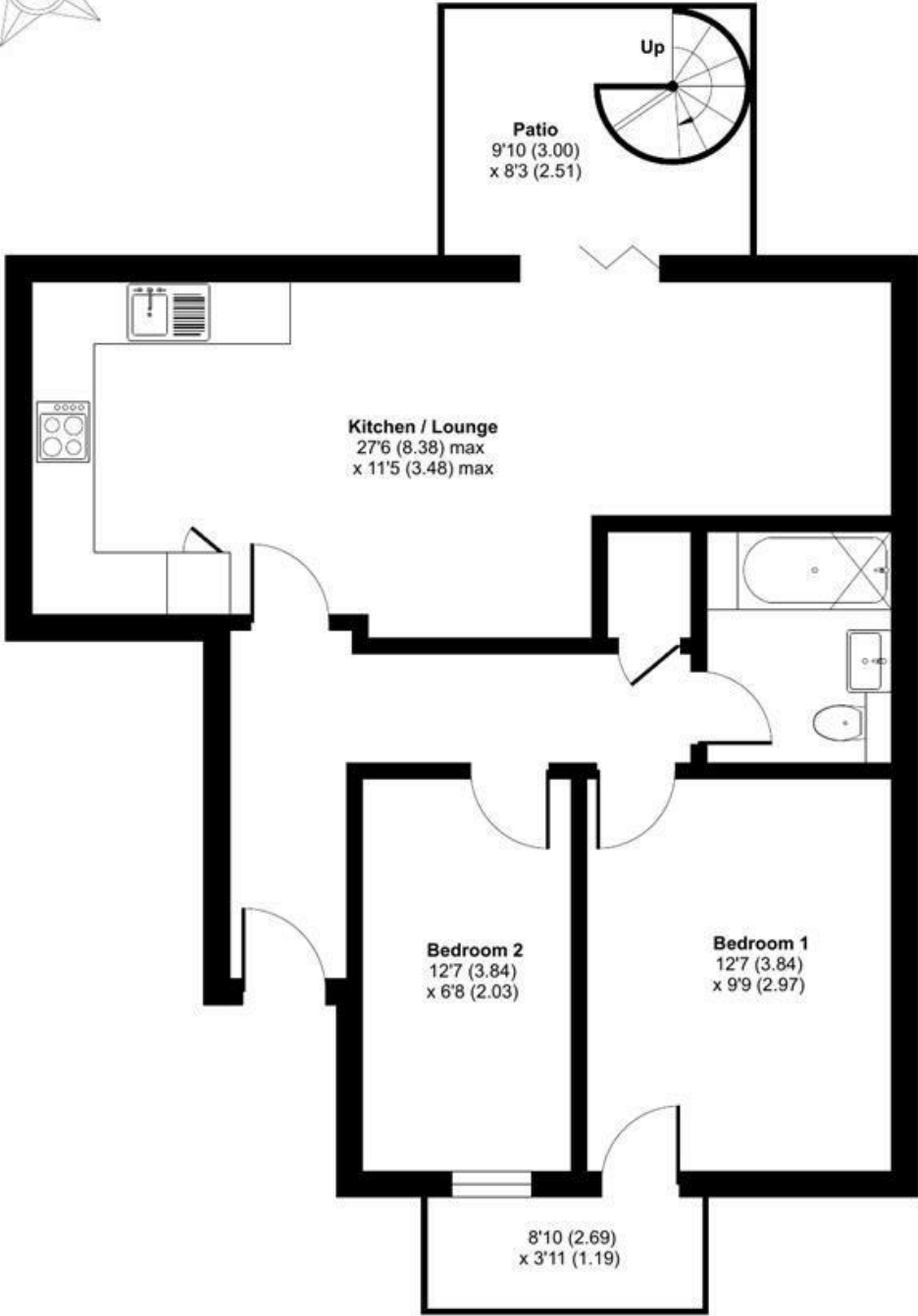
Guide Price £420,000 Leasehold - Share of Freehold

EPC Rating: C

The Avenue, Surbiton, KT5

Approximate Area = 645 sq ft / 59.9 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: 1000772

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	71
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		