



Lovelace Gardens, Surbiton, KT6 6RY

An excellent two double bedroom top floor purpose built apartment with a private south facing balcony. Located within the highly desirable tree lined Lovelace area, only a short walk from Surbiton mainline station and high street. The many benefits include a large living room with ample sitting and dining space and a door to the balcony. A modern fitted kitchen with integral appliance and wooden surfaces. A spacious master bedroom with built in wardrobes and a double second bedroom also with wardrobes. A modern white bathroom suite with a shower over the bath. Gas central heating. Well maintained communal gardens a modern bike store. Parking on a first come first serve basis. Sold with a Share of the Freehold a lease in excess of 900 years and no onward chain.

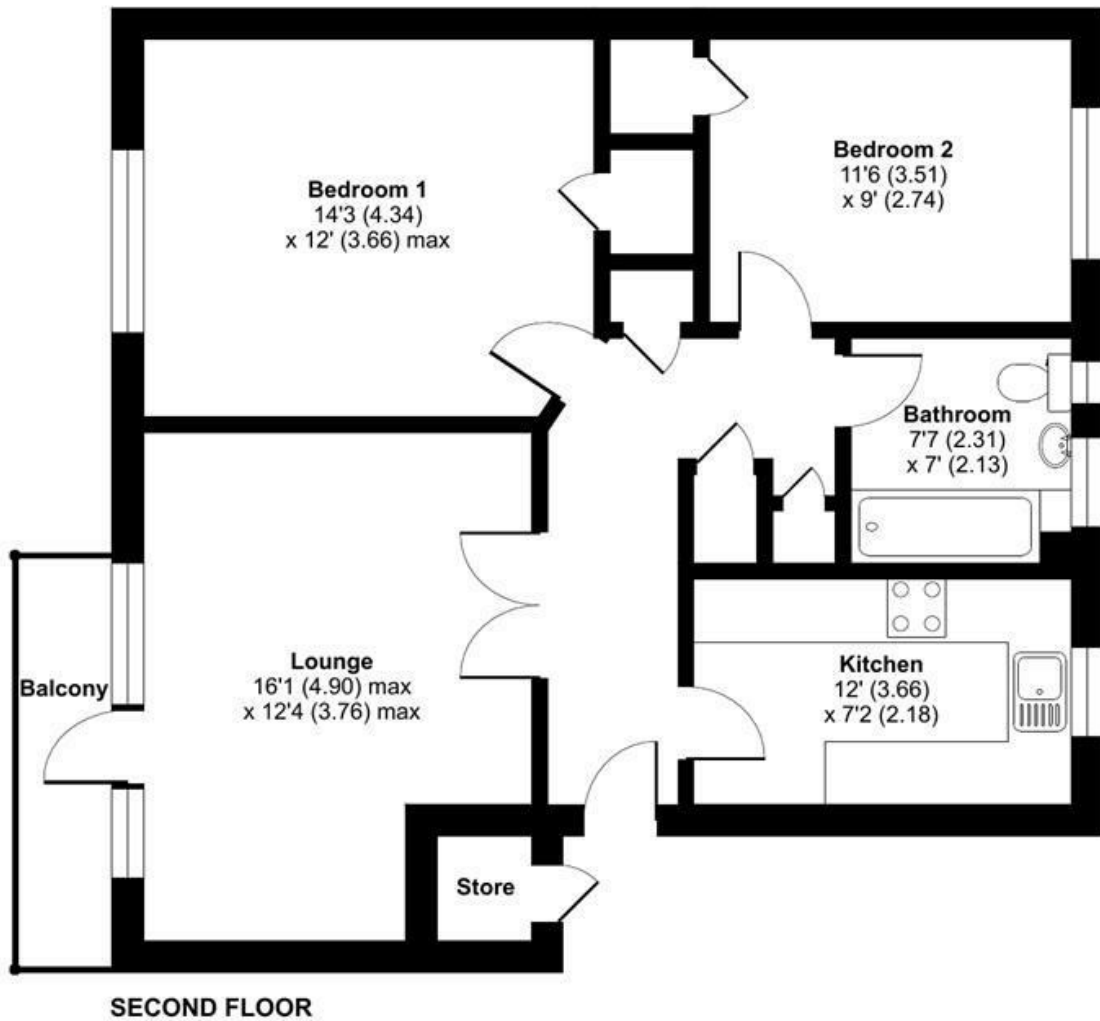
Guide Price £435,000 Leasehold - Share of Freehold

EPC Rating: D

Leander Court, Lovelace Gardens, Surbiton, KT6

Approximate Area = 760 sq ft / 70.6 sq m
 Outbuilding = 10 sq ft / 0.9 sq m
 Total = 770 sq ft / 71.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 818904

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.

