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## 7 Surbiton Hill Park, Surbiton, KT5 8DY

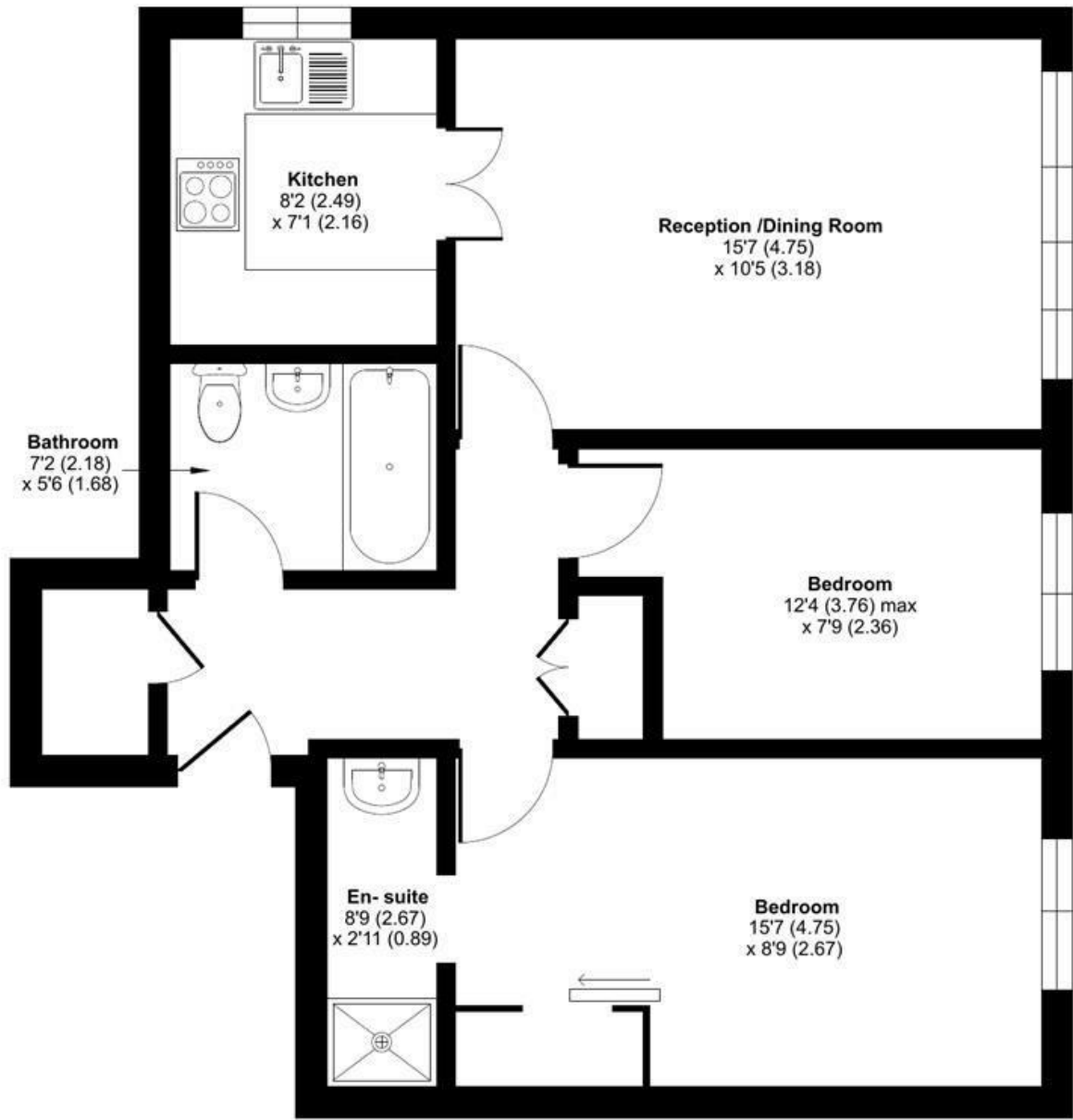
A well presented two double bedroom top floor apartment in this modern gated development located only a short walk from Surbiton mainline station. The accommodation comprises; entrance hall, living room, kitchen, two double bedrooms, family bathroom and en-suite shower room. The property benefits from a private parking space, communal gardens, secure gated development. Council tax band B. Lease of approx. £65 years. We are advised the current service charge is approx. £120 per month and the ground rent £300. No onward chain.

**Guide Price £375,000 Leasehold**

**EPC Rating: C**

# Surbiton Hill Park, Surbiton, KT5

Approximate Area = 625 sq ft / 58 sq m  
For identification only - Not to scale



THIRD 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: 1012267

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.

