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Donald Woods Gardens, Tolworth, KT5 9NZ

A well presented, spacious first floor purpose built apartment set on an established residential road within easy walking distance of Tolworth station and Broadway. The many benefits include a good-size living room with ample sitting and dining space. A separate modern fitted kitchen with appliances. There is a good-size double bedroom and a sleek modern bathroom with a shower over the bath. Plus a welcoming entrance hallway. Well maintained communal areas and gardens. There is residents only car parking to the side of the property on an unallocated first come, first served basis. Council tax band C. A lease of 93 years with a ground rent of £200pa. We are advised the current service charge is approx. £115 per calendar month, including water and building insurance. Sold with no onward chain.

Guide Price £239,950 Leasehold

EPC Rating: C

Donald Woods Gardens, Surbiton, KT5

Approximate Area = 472 sq ft / 43.8 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 2023. Produced for Matthew James. REF: 1018910

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/fittings 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		80	83
	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		