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South Terrace, Surbiton, KT6 6HT

An outstanding, spacious two-double bedroom split-level apartment with a private balcony and large modern kitchen-dining room. Located within a short walk of Surbiton mainline station and high street. The many benefits include, on the first floor, a large living room with a door leading out to the balcony. A separate modern kitchen with appliances and a large dining area. On the second floor is a very large master bedroom with an en-suite shower room and fitted wardrobes plus a double second bedroom also with wardrobes. A coordinated main bathroom suite with a shower over the bath. There is a private entrance hall with additional storage. Gas central heating and double glazing. Council tax band D. Sold with a lease in excess of 930 years. We are informed the ground rent is approx. £10 pa. and the current building insurance £455 pa. A lovely home sold with no onward chain.

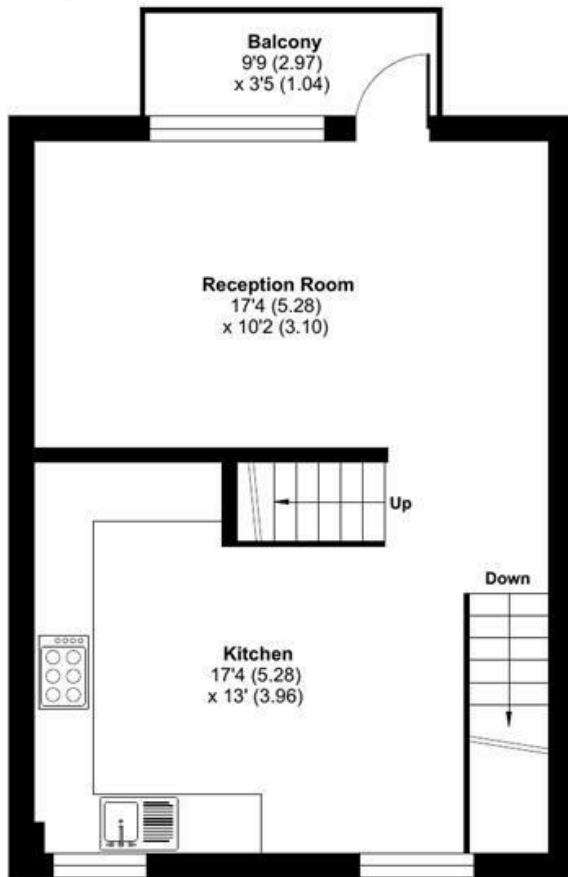
Guide Price £460,000 Leasehold

EPC Rating: C

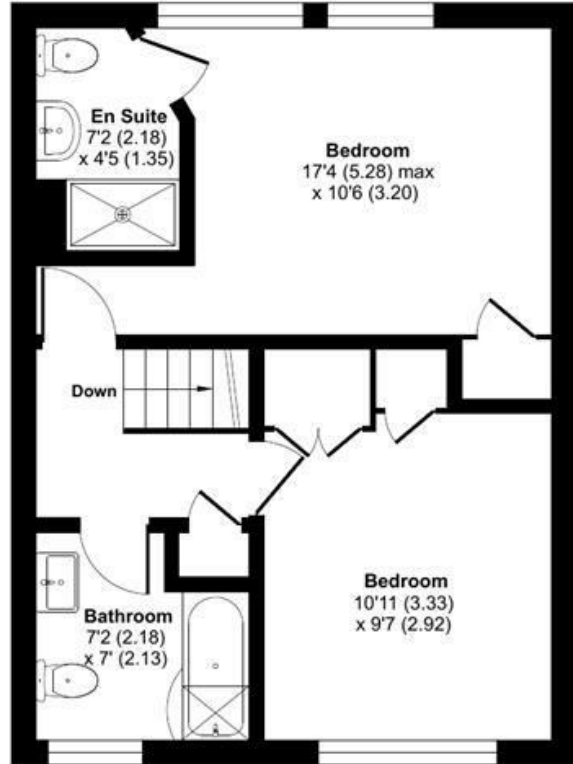
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Approximate Area = 906 sq ft / 84.1 sq m

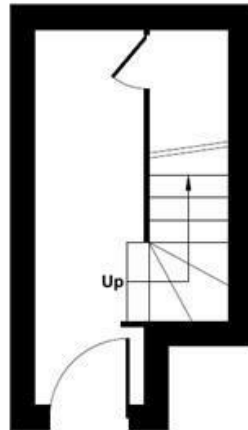
For identification only - Not to scale



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1095242

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			
		69	71
England & Wales		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	