



Worthington Road, Surbiton, KT6 7RU

An excellent, well presented one bedroom first floor conversion apartment with a private courtyard garden, which includes a large contemporary garden room currently being used as an office. Located within easy reach of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include, its own private entrance, a good size living room with a period fireplace. There is a separate modern fitted kitchen with generous appliance space. The large double bedroom includes fitted wardrobes, there is a stylish modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. The modern garden room is double-glazed with large sliding doors, hard-wiring, heating and modern insulation. The courtyard garden is secluded with generous sitting space and a storage shed. Council Tax Band C. Sold with a Share of the Freehold and a lease of approx. 103 years. A lovely home.

Guide Price £385,000 Leasehold - Share of Freehold

EPC Rating: D

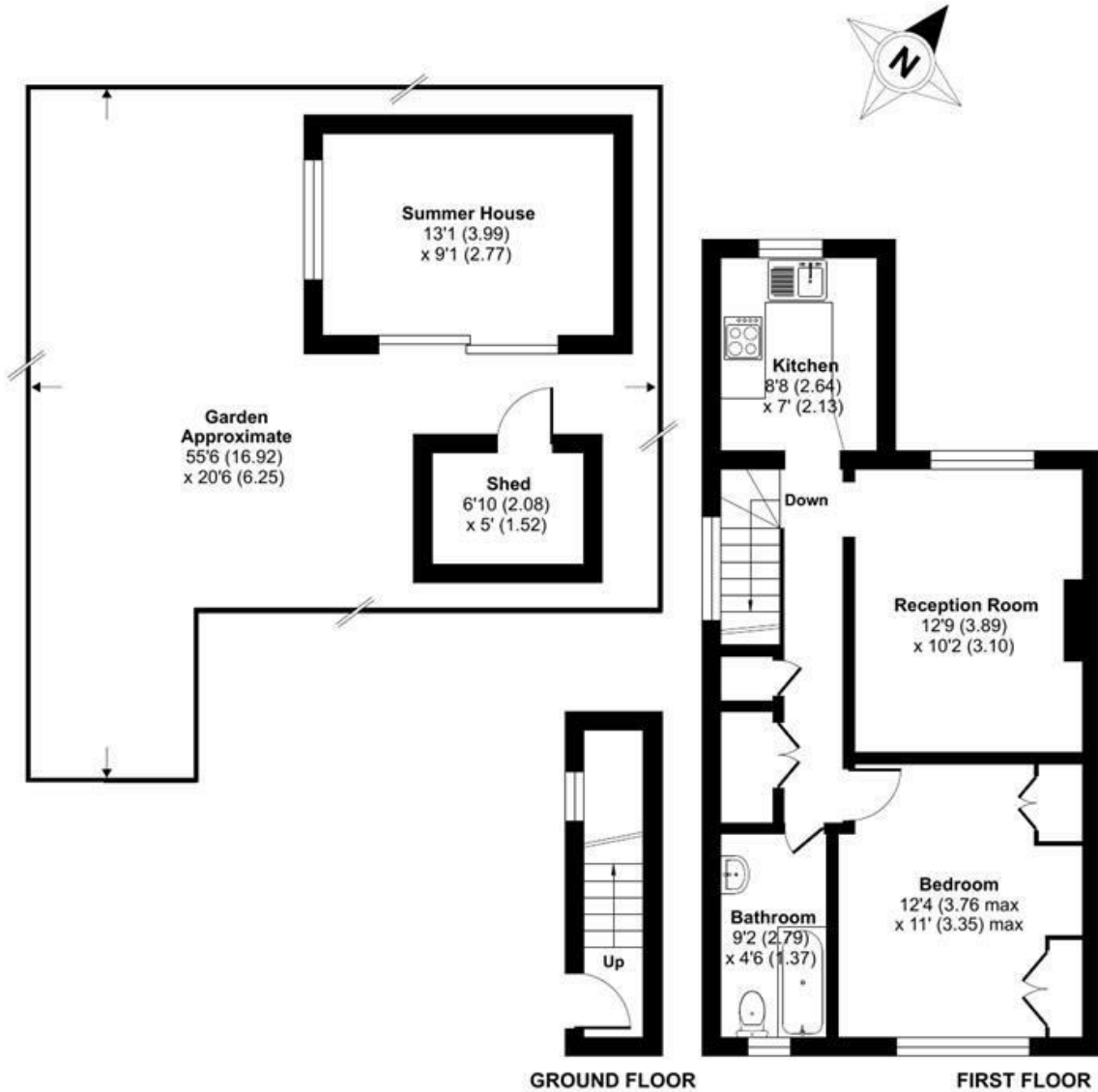
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Approximate Area = 519 sq ft / 48.2 sq m

Outbuildings = 153 sq ft / 14.2 sq m

Total = 672 sq ft / 62.4 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: 854478

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		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	