



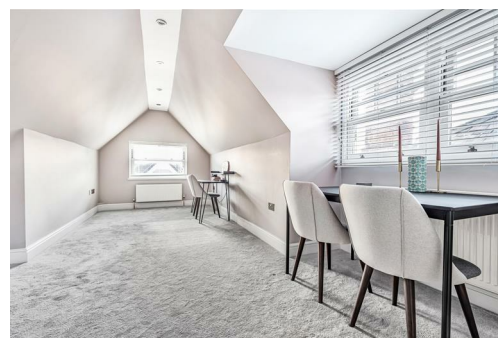
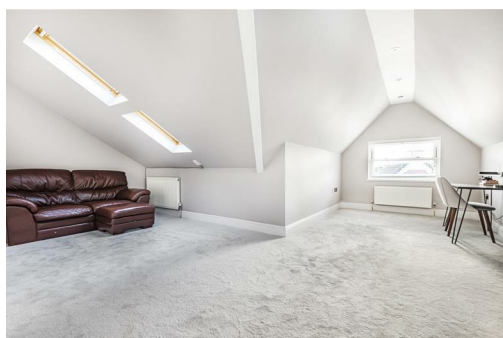
Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Ewell Road, Surbiton, KT6 7BZ

An outstanding, spacious, newly refurbished one bedroom top floor apartment with extensive living accommodation, work from home space and large parking area. Located within easy reach of Surbiton mainline station with local shops and amenities on the 'doorstep'. The many benefits include a large L-shaped living room offering ample sitting-dining-work/study space. There is an open plan contemporary kitchen with integral appliances. A large double bedroom with built in wardrobes and a new sumptuous white and stone shower room. Gas central heating via a new boiler and double glazing. Gated parking and a storage shed to the rear of the property. Sold with a lease of approx. 115 years. Council Tax Band C. We are advised the current service charge is £1000 pa and the ground rent £100 pa. Sold with no onward chain.

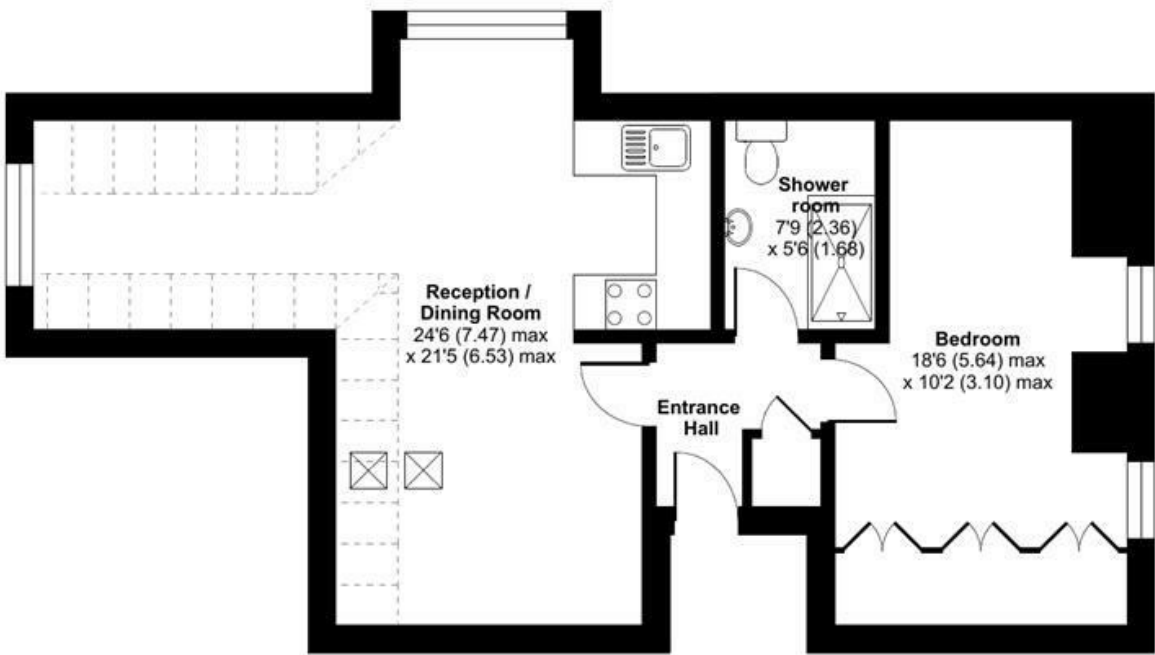
Guide Price £265,000 Leasehold

EPC Rating: C

Ewell Road, Surbiton, KT6

Approximate Area = 515 sq ft / 47.8 sq m
Limited Use Area(s) = 74 sq ft / 6.8 sq m
Total = 589 sq ft / 54.7 sq m
For identification only - Not to scale

Denotes restricted head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 813765

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		
80		80
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		
83		83
England & Wales		
EU Directive 2002/91/EC		