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## Ewell Road, Surbiton, KT6 7BX

An outstanding, spacious one bedroom ground floor apartment with direct access to a communal garden and a parking space. Located within easy reach of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a stunning open-plan living room with sitting/dining/study space and an impressive contemporary shaker-style kitchen with integral appliances, a social central island and stone surfaces. There is a large double bedroom with fitted wardrobes and a sumptuous, stylish new shower room. Gas central heating and modern double glazing. Council tax band C. 108-year lease. We are informed the service charge is £750 pa and the ground rent £100 pa. A lovely home.

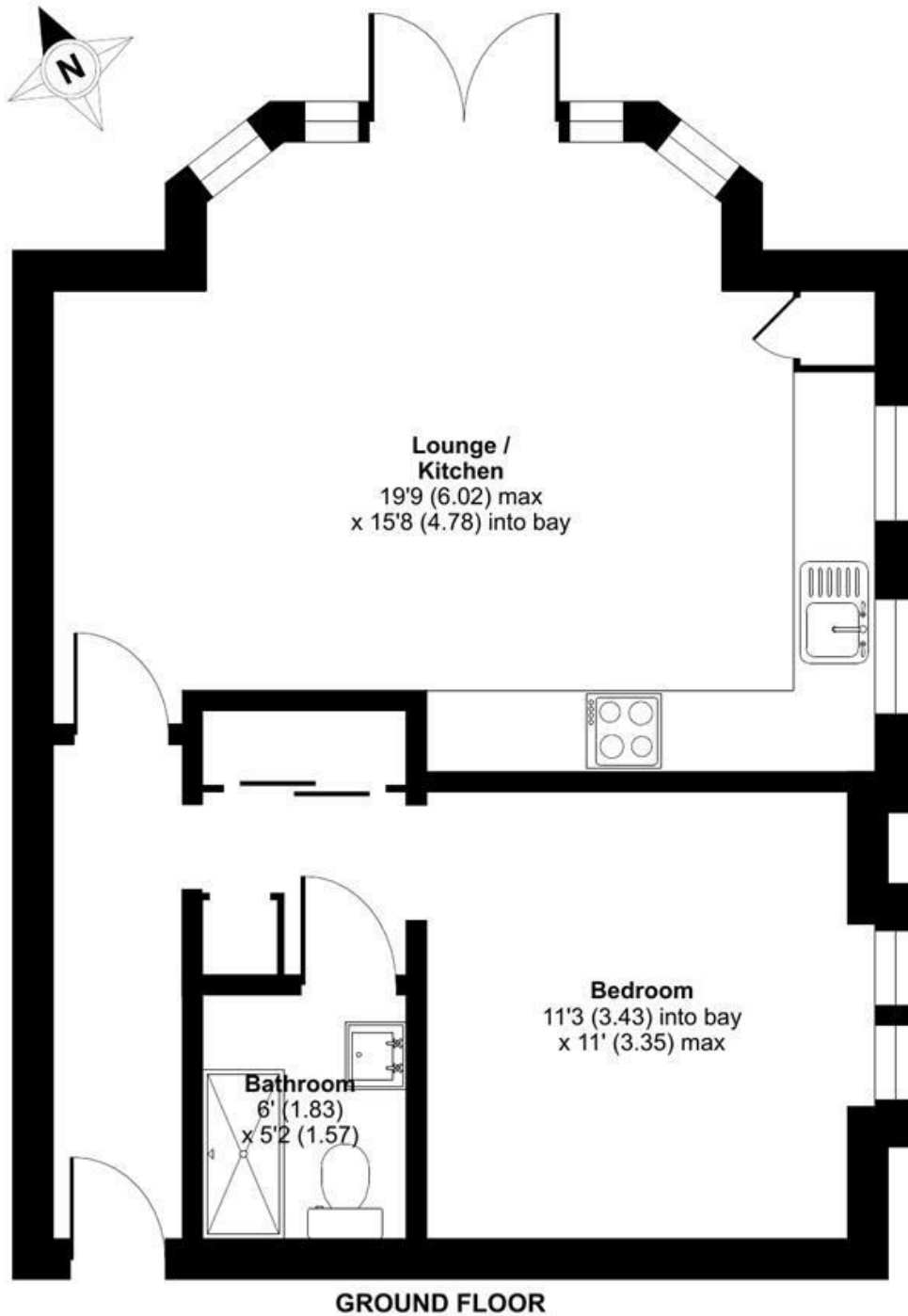
**Guide Price £330,000 Leasehold**

**EPC Rating: C**

# Ewell Road, Surbiton, KT6

Approximate Area = 509 sq ft / 47.3 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 2024. Produced for Matthew James. REF: 1090200

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/fitments 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		76	77
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		