



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



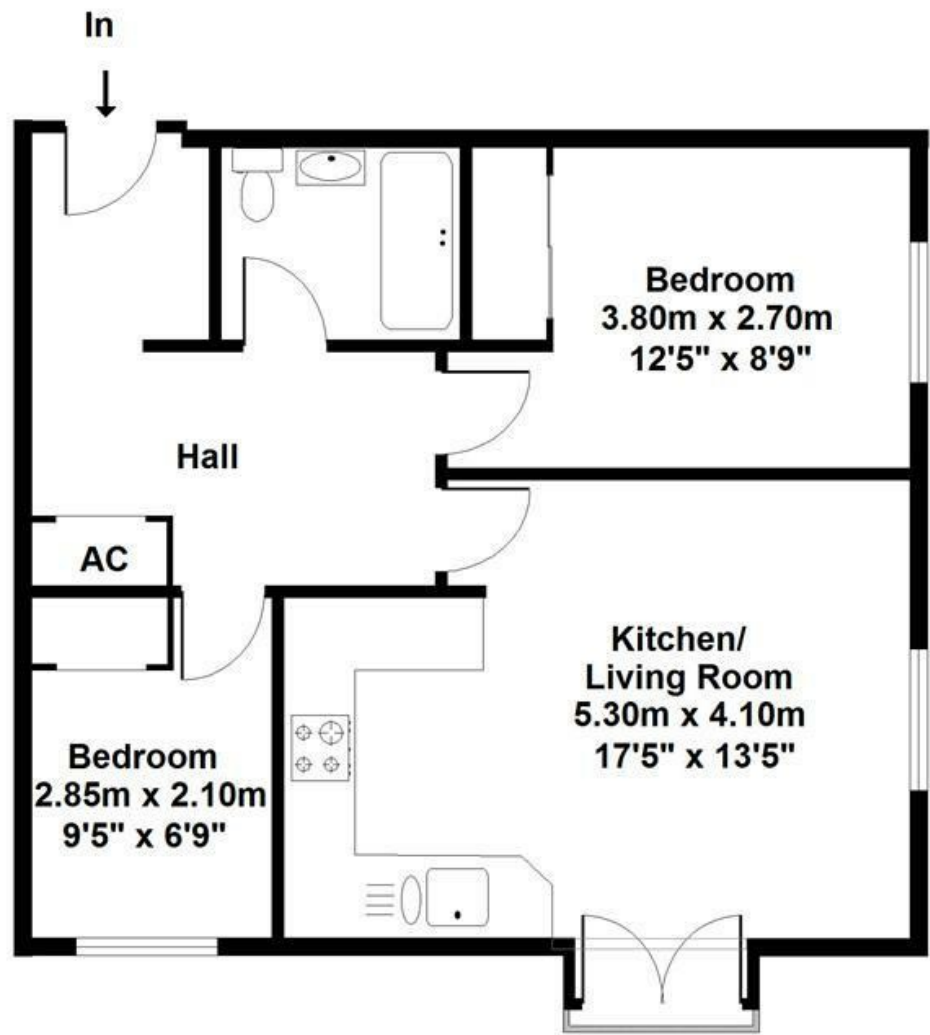
Britannia Road, Surbiton, KT5 8TT

An excellent two double bedroom, modern first floor apartment with parking. Located within walking distance of Surbiton mainline station with local shops and amenities moments away. The many benefits include a large open plan living space including plenty of sitting/dining space, a bay with French doors, a Juliet balcony and a contemporary kitchen with stone surfaces and integral appliances. Good size master bedroom with fitted wardrobes, a double second bedroom also with wardrobes. A modern white bathroom suite with a shower over the bath, a welcoming entrance hall with a storage cupboard. Electric heating and double glazing. Parking and a bike store. Council tax band D. Lease approx. 107 years. We are informed the current service charge is £1818 pa and the ground rent £335 pa. Sold with no onward chain.

Guide Price £349,950 Leasehold

EPC Rating: C

First Floor



Not to Scale

Approximate Gross Internal Floor Area:
52m sq (560sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

© Copyright: Drawing Rooms 2018

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		
	78	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		
	75	76
England & Wales		
EU Directive 2002/91/EC		