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## Oakenshaw Close, Surbiton, KT6 6EA

An excellent two double bedroom top floor purpose built apartment. Located within walking distance of Surbiton mainline station and high street with local shops and amenities moments away. The many benefits include a large living room with a bay window and ample sitting and dining space. A modern fitted separate kitchen with integral oven/hob/hood and wooden work surfaces. A large main bedroom with a fitted wardrobe and a double second bedroom also with a wardrobe. There is a modern white bathroom suite with a shower over the bath. A welcoming entrance hallway with good-size storage cupboards. Double glazing and gas central heating. The current owners rent a parking space. Sold with a Share of the Freehold, a lease in excess of 900 years and no onward chain.

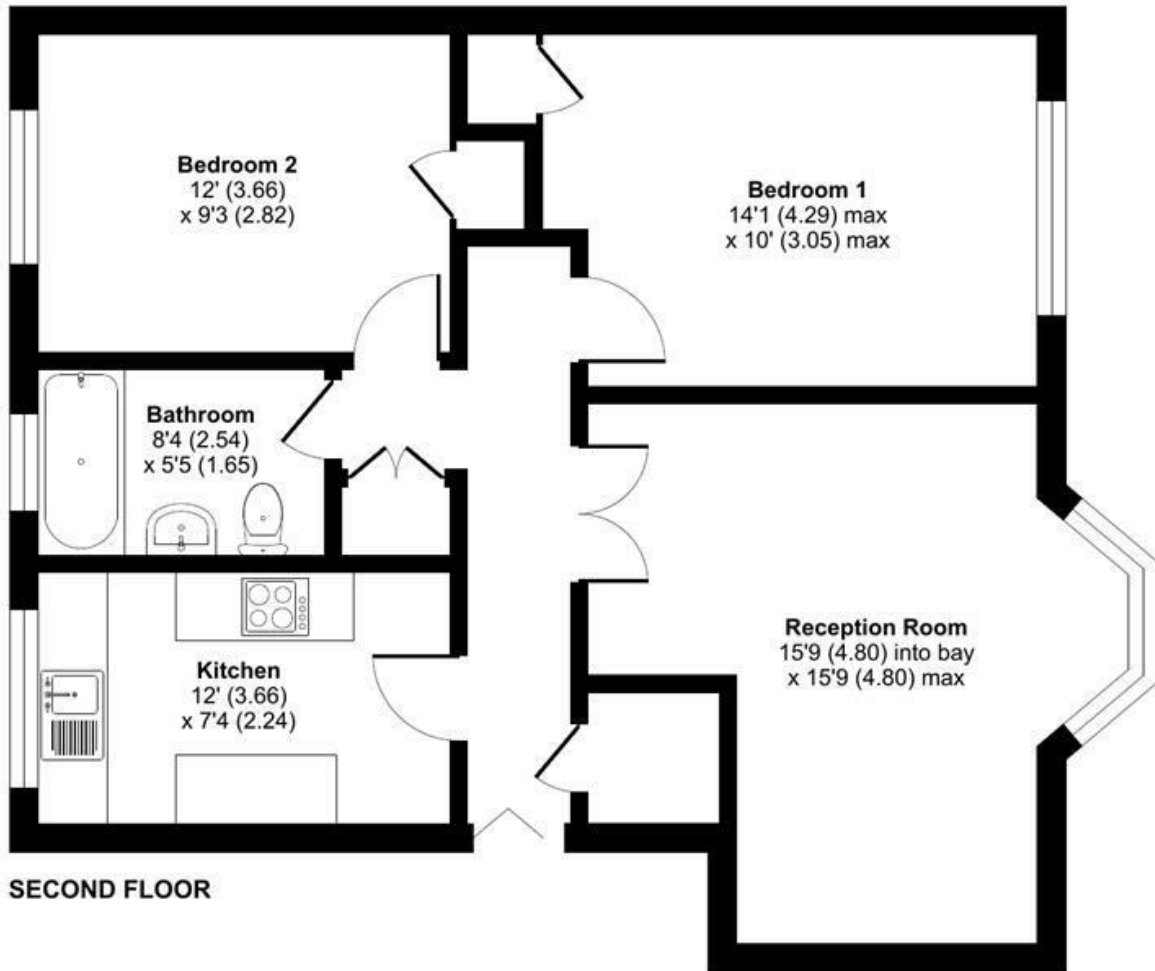
**Guide Price £420,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# Oakenshaw Close, Surbiton, KT6

Approximate Area = 713 sq ft / 66.2 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: 845271

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.

