



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



St. Marys Road, Surbiton, KT6 4JG

We are delighted to offer this outstanding, modern, spacious one bedroom, lift- serviced apartment with a private balcony and a secure parking space in the heart of Surbiton. Only moments' walk from the high street and mainline station, the many benefits include a very large contemporary living space with a generous seating area, dining space and a desirable lengthy, high-gloss fitted kitchen with quality integral appliances and stone surfaces. A sliding door leads to a good sized south-facing 2nd floor balcony. There is a spacious double bedroom with large built-in wardrobes and a sumptuous white and stone shower room with a walk-in double shower. Double glazing and under floor heating. Well maintained communal areas and a secure covered parking space. Sold with a lease in excess of 980 years. Council tax band C. We are advised the service charge is approx. £557 per qtr. and the ground rent is £150 pa. No onward chain.

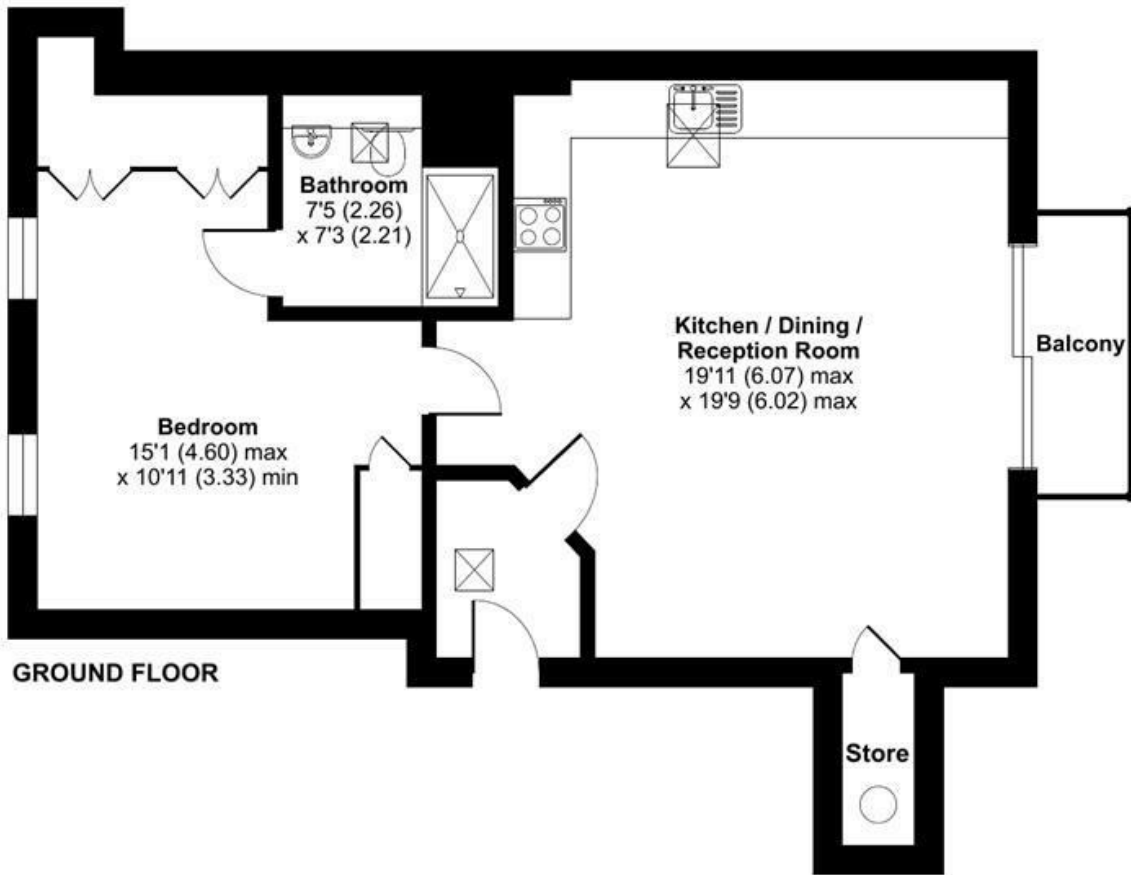
Guide Price £399,950 Leasehold

EPC Rating: D

St. Mary's Road, Surbiton, KT6

Approximate Area = 661 sq ft / 61.4 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 2023. Produced for Matthew James. REF: 985071

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.

