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## Avenue Elmers, Surbiton, KT6 4SE

A very spacious one bedroom garden floor conversion apartment with access to a communal garden. The property is in need of refurbishment. Located on a desirable road within walking distance of Surbiton mainline station and high street. The many benefits include a large living with a bay window, fireplace and ample sitting and dining space. There is a separate fitted kitchen with a door leading out to the garden and a generous-sized bedroom. There is also a fitted bathroom. Well maintained communal hallways and garden. Gas central heating. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band C. We are advised the current service charge is £171.87 per month. Sold with no onward chain.

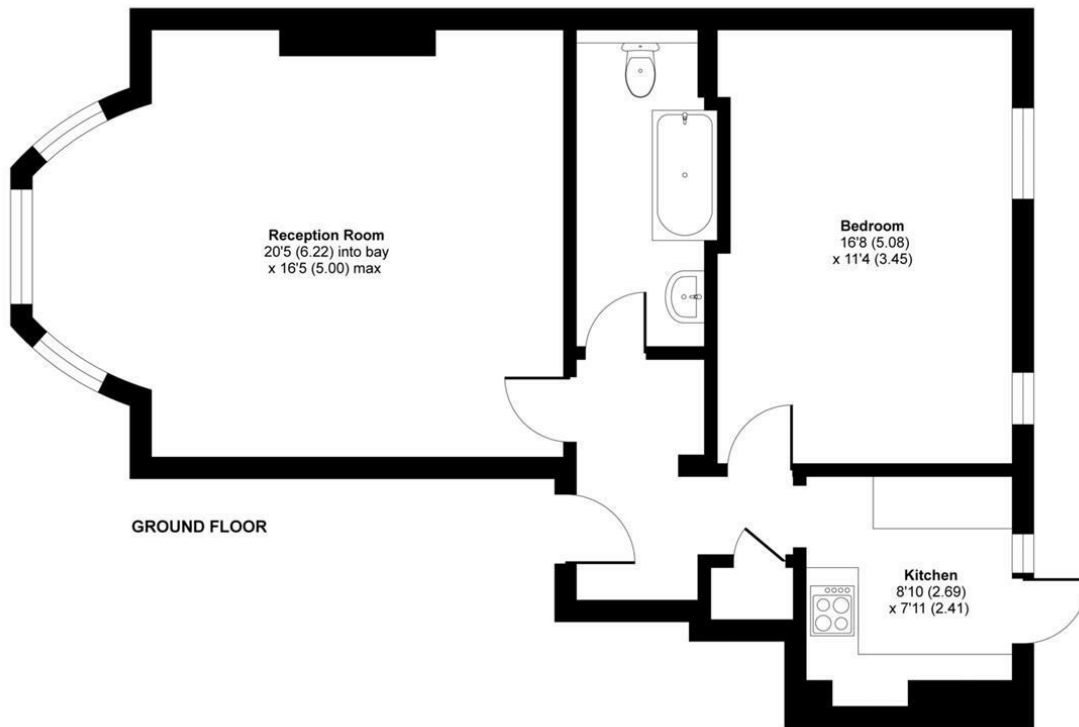
**Guide Price £325,000 Leasehold - Share of Freehold**

**EPC Rating:**

# Avenue Elmers, Surbiton, KT6

Approximate Area = 711 sq ft / 66 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 Movewise. REF: 903746



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/fittings 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>	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		