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Adelaide Road, Surbiton, KT6 4TE

An excellent spacious one bedroom ground floor purpose built apartment with parking. Located on a residential road within walking distance of Surbiton mainline station, the high street, the Thames and Kingston. The many benefits include a large living room with ample sitting and dining space and a decorative fireplace. There is a separate fitted kitchen with a built-in oven, hob and hood. The sizable double bedroom includes fitted wardrobes. There is a modern white bathroom suite with a shower over the bath. There is also a welcoming entrance hallway with two large storage cupboards. Gas central heating and double glazing. Well maintained communal hallway and gardens. The parking is to the rear and there is an external store cupboard. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the service charge is approx. £1500pa. No onward chain.

Guide Price £299,950 Leasehold - Share of Freehold

EPC Rating: C

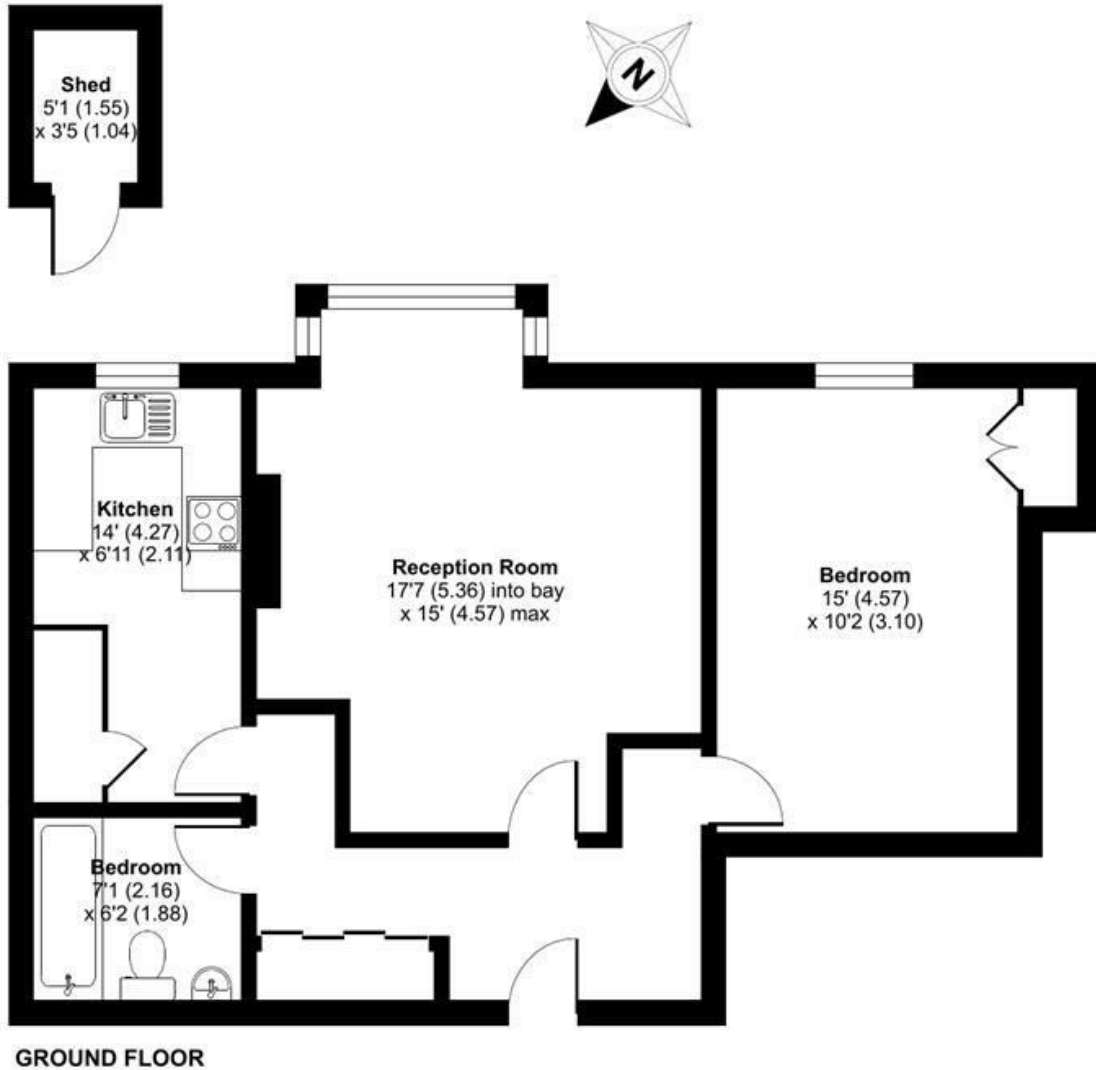
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Approximate Area = 651 sq ft / 60.5 sq m

Outbuilding = 18 sq ft / 1.7 sq m

Total = 669 sq ft / 62.2 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 2023. Produced for Matthew James. REF: 940167

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.

