



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



Effingham Road, Long Ditton, KT6 5JY

A stunning, spacious two-double bedroom ground floor conversion apartment with direct access to a private garden terrace. Located within walking distance of Surbiton mainline station and high street. The many benefits include extensive, light bright living accommodation, with a large comfortable sitting room opening onto a beautiful light conservatory dining room with French doors leading to the garden. The semi-open plan kitchen includes appliances and a sociable peninsular bar. The large master bedroom boasts a period fireplace and a bay window. There is also a good size second bedroom and a white bathroom suite with a shower over the bath. The welcoming entrance hallway includes storage. Gas central heating. There is a large garden terrace at the rear which leads onto a beautiful lawned communal garden. Parking on a first come, first served basis. Council tax band D. Sold with a Share of the Freehold and a 150 year lease. We are informed the service charge is usually in the region of £1,000 pa. No onward chain. A gorgeous home.

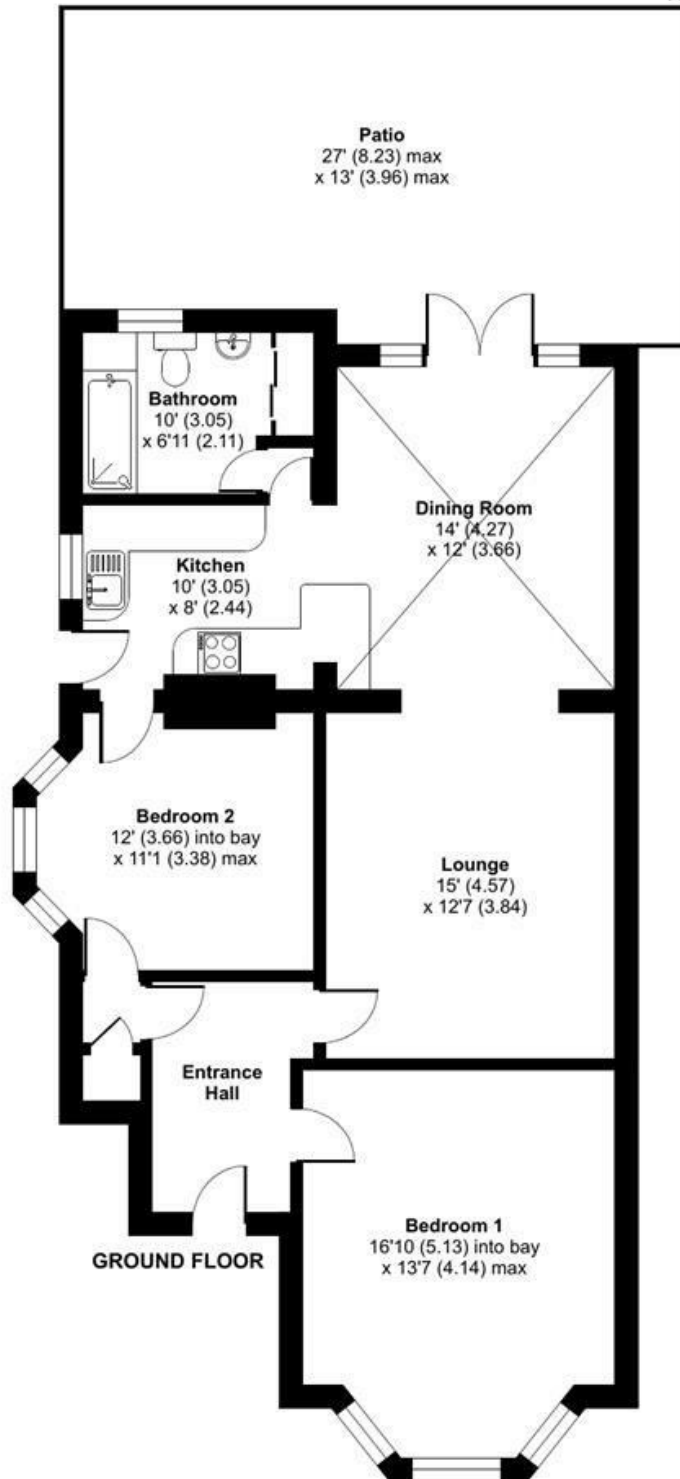
Guide Price £649,950 Leasehold - Share of Freehold

EPC Rating: D

Effingham Road, Long Ditton, Surbiton, KT6

Approximate Area = 980 sq ft / 91 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 2024. Produced for Matthew James. REF: 1105558

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.

