

Surbiton Plaza, St. Marys Road, Surbiton KT6 4EP

£525,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to offer to the market this well presented and spacious two double bedroom second floor apartment situated within very easy walking distance from Surbiton High Street and Mainline Train Station. The apartment comprises: open plan living area, and dining space, modern fitted kitchen with integrated appliances. Surbiton Plaza is in Surbiton town centre with its array of friendly bars, cafes, restaurants, banks and supermarkets, as is Kingston and all of its amenities. Surbiton Mainline Train Station offers direct links into London Waterloo within 17 minutes and is approx. 5 minute walk from the flat. The property is offered to the market with no on-going chain. The apartment has a concierge service. Council Tax: E EPC: B Service Charge: £4420 Lease Length: 135 Years Ground Rent: £250 PA

Modern Two Bedroom Apartment

Chain Free Property

Modern Kitchen

24 Hour Concierge

Service Charge: £4420, Ground Rent: £250, Lease Length: 135 Years

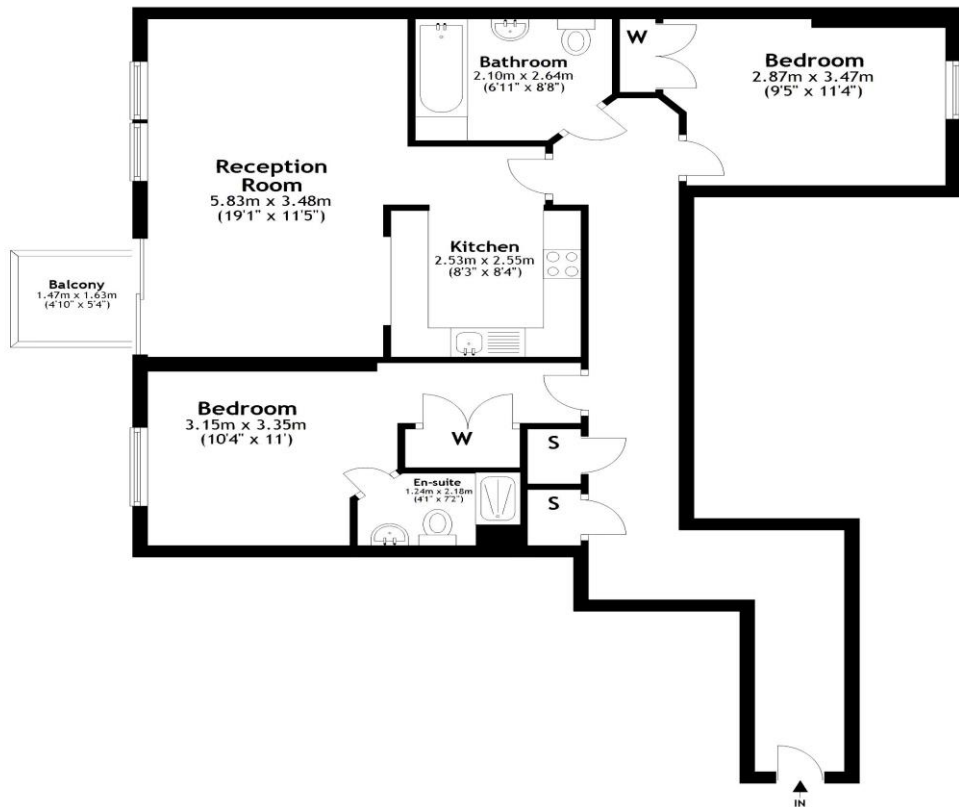
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Second Floor



Main area: Approx. 82.0 sq. metres (883.0 sq. feet)
Plus balconies, approx. 2.4 sq. metres (25.9 sq. feet)

Tenure: Leasehold

Council Tax: E

Local Authority:

EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.