

Portsmouth Road, Thames Ditton, KT7

£375,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Situated in the picturesque village of Thames Ditton is this stunning two double bedroom flat in the sought after development of Rythe Court. Within this exclusive development is a warm and welcoming flat, comprising; long entrance hallway leading to the large reception room with feature fireplace and built in storage. A newly fitted kitchen which has been well planned out and offers access down a cast iron spiral staircase to the communal gardens. There is also the master bedroom with built in storage, a modern family bathroom and a further double bedroom. Rythe Court is a purpose built development two minutes from Giggs Green and within easy reach of the shops, cafes and amenities of Thames Ditton village

Stunning two bed top floor apartment

Located close to both Surbiton and Thames Ditton

Highly regarded residential development

Currently ground rent is £100 per annum until 31 December 203

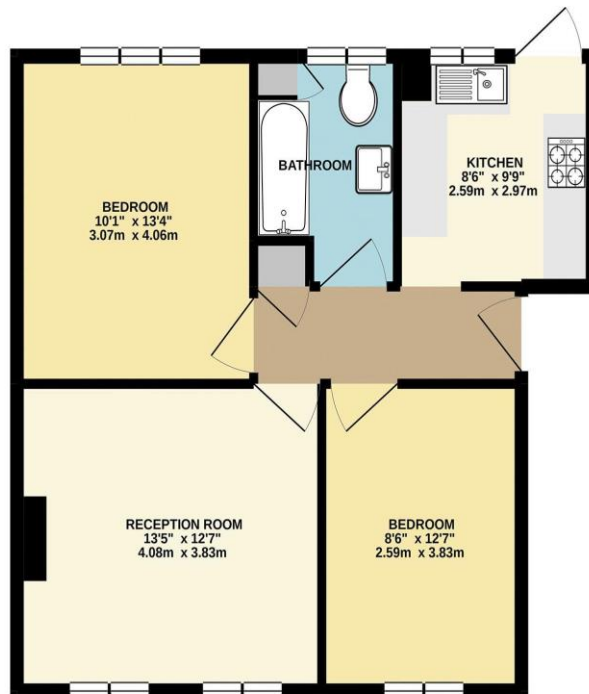
Current lease length is 86 years and the seller is currently extending to 999 years

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Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: C

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.