

Gloucester Close, Portsmouth Road, Thames Ditton, KT7

£475,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

IVY GATE are proud to introduce to the market this well presented two double bedroom top floor maisonette in quaint Thames Ditton Village. Set back from Portsmouth Road and adjacent to picturesque Giggs Green the property comprises; large private garden, entrance hallway, spacious reception room (approx. 18" x 12") with fireplace and parquet flooring, large master bedroom, second small double bedroom, family bathroom, three storage cupboards accessed via the hallway and kitchen fitted with ample storage and hatch to lounge. This desirable property also benefits from a share of freehold, ample off-street parking'. Additionally, there is fantastic storage in the loft and currently boarded. STPP this massive space could be turned into a huge bedroom with precedent already in place in the development.

SHARE OF FREEHOLD

lease length approximately 930 years remaining

Ground rent approx £10 PA and no service charge

Two bedrooms

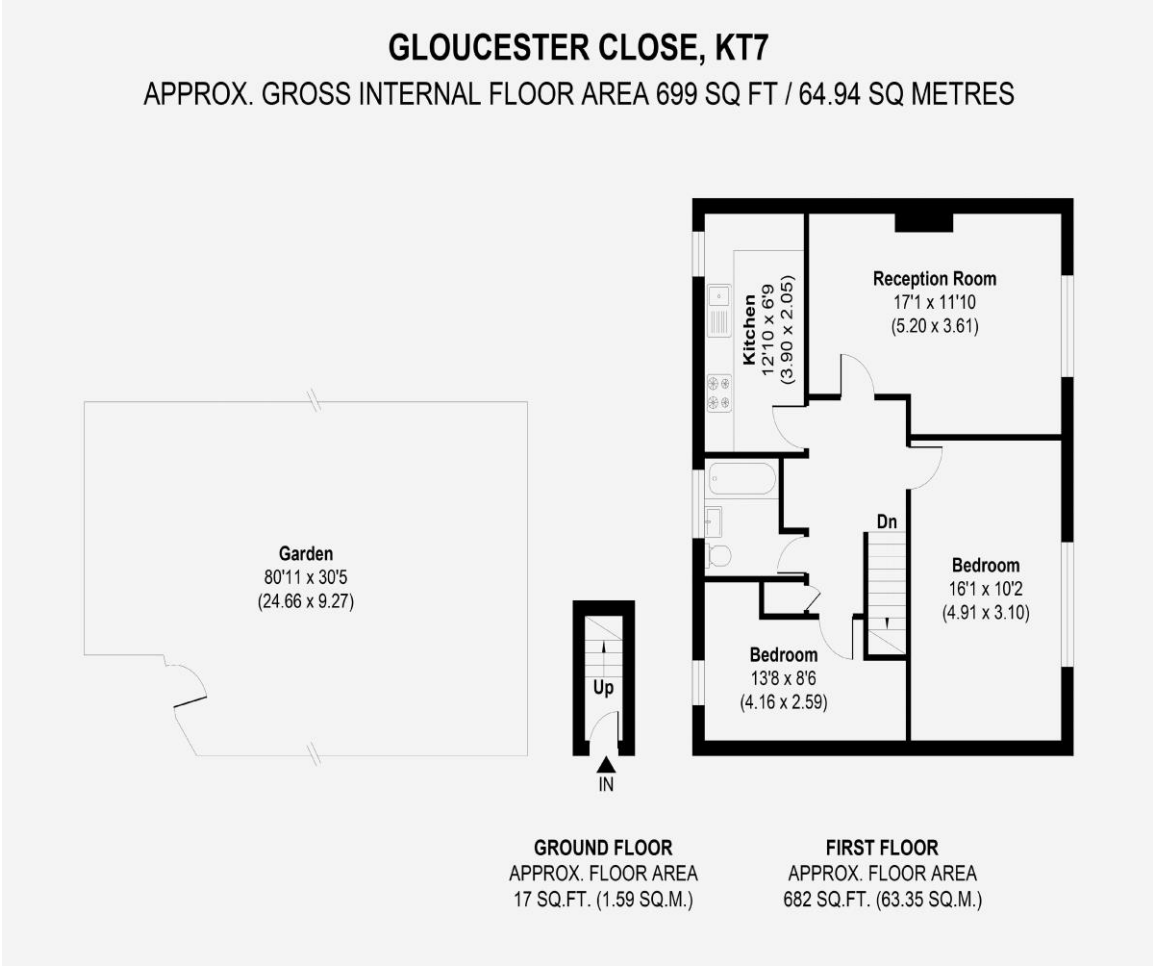
large private garden with direct access

Potential for loft STPP

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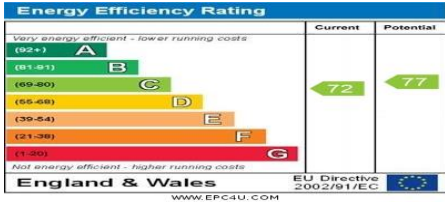


Tenure: Share of Freehold

Council Tax: D

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.