

Giggs Hill Gardens, Thames Ditton

£450,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

IVY GATE are proud to introduce to the market this stunning two bedroom top floor maisonette located in quaint Thames Ditton village. This beautifully presented home comprises: private front door, entrance hallway, kitchen with plenty of storage, spacious reception room approx. 5.55m x 4.35m. This fabulous room has newly restored and original parquet flooring and views over the local cricket green. Leading up the stairs is a double bedroom, large primary bedroom with full length built-in storage and family bathroom.

Well presented two bedroom top floor maisonette located close to Thames Ditton village

Split level

Stunning views over Giggs Hill Green

Share of freehold

Buildings insurance inc in the service charge

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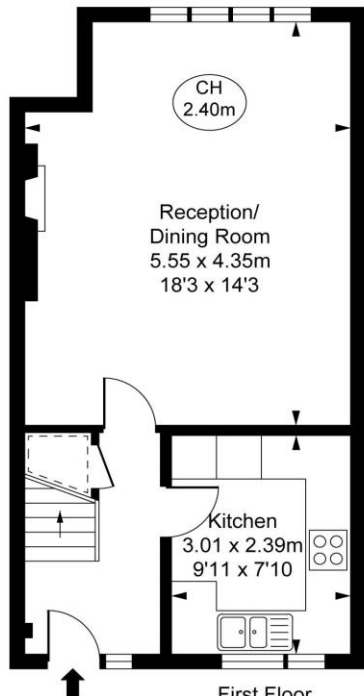
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Split level

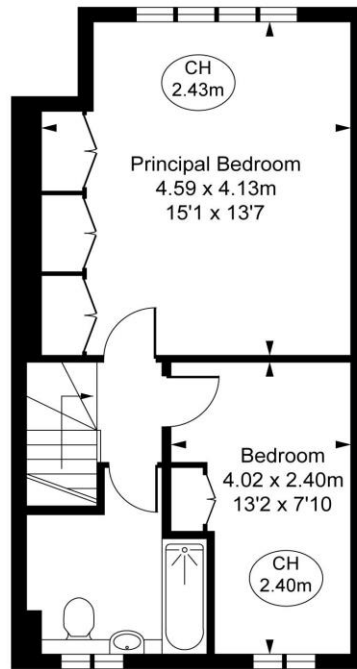
Share of freehold

Stunning views over Giggs Hill Green

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First Floor
Approximate Gross Internal Area
36.73 sq m / 395 sq ft



Second Floor
Approximate Gross Internal Area
35.89 sq m / 386 sq ft

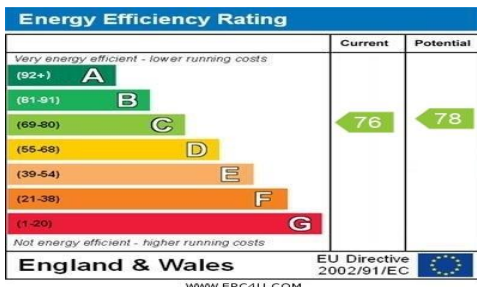
Giggs Hill Gardens, KT7

Approximate Gross Internal Area
72.62 sq m / 782 sq ft

(Including restricted height
under 1.5m [-----])
(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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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.