

# Portsmouth Road, Thames Ditton, KT7

£499,950 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are delighted to introduce to the market this well presented two bedroom ground floor garden flat allows easy access to both Thames Ditton and Surbiton villages. Offering bright and spacious accommodation, this exceptional home comprises; large front reception room with bay window, feature fireplace and high ceilings and original period cornicing. Leading through to the spacious and modern kitchen/diner with breakfast bar and direct access out to the private and West facing garden, with patio area and the remainder being laid to lawn. Down the corridor you have access to the modern family bathroom, and two double bedrooms with one looking out over the rear garden.

**Two double bedroom Ground Floor Apartment**

**Large kitchen/diner**

**Modern bathroom and kitchen**

**Private rear garden**

**Period features**

**Share of freehold**

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TOTAL APPROX. FLOOR AREA 792 SQ.FT. (73.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Tenure: Share of Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D



#### 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.