

Ewell Road, Surbiton KT6 7DA  
Offers in the Region Of £285,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



**Summary:**

Ivy Gate are pleased to present to the market this lovely modern two bedroom apartment. The flat sits on the top floor of a beautifully maintained purpose built block, which is set back from the Ewell Road in Surbiton. The property comprises; long entrance hallway, large and bright open plan living/dining room and modern kitchen area with fitted fridge/freezer and washing machine. There is also the master bedroom which has built in wardrobes and eaves storage, the second single bedroom with built in wardrobes and the modern family bathroom with shower over bath. Surbiton mainline station is approx 15 minute walk from the apartment and offers direct services in to and out of Central London within 16 minutes. For the motorist there is easy access to the A3. The property is within easy reach of Surbiton and Kingston town centre's with their vast selection of shops, bars and restaurants. The property is also a few minutes walk from a vast parade of shops and restaurants on Tolworth Broadway. Lease 104 Years, Service Charge: £150 Per Quarter, Ground Rent: £250

**Two Bedroom Apartment**

**Close to Surbiton Station**

**Secluded Development**

**Allocated Parking**

**Open Plan**

**Lease 104 Years, Service Charge: £150 Per Quarter,**

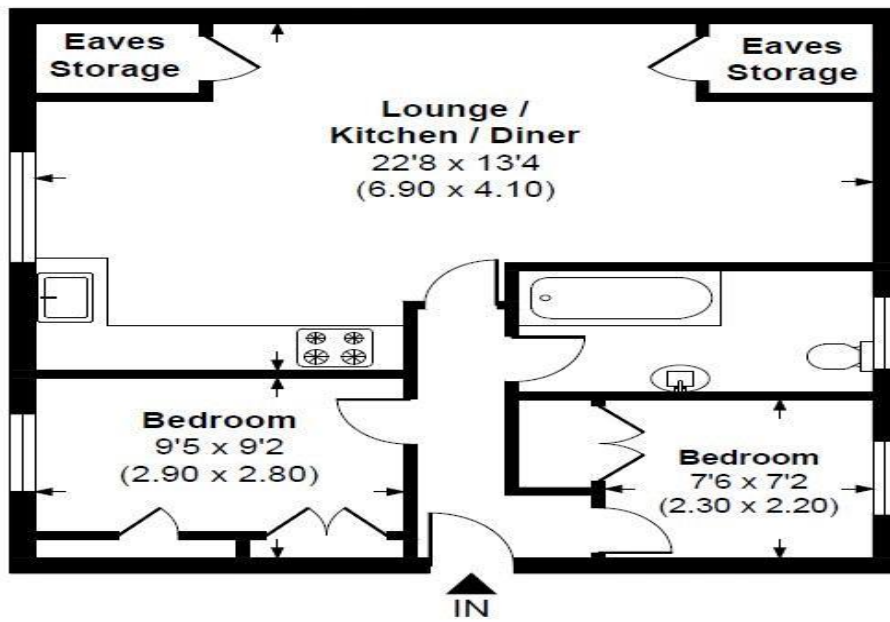
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APPROX. GROSS INTERNAL FLOOR AREA 527 SQ FT / 48.9 SQ METRES



Tenure: Leasehold

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.