

Portsmouth Road, Thames Ditton, KT7

£375,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



**Summary:**

Decorated to a high standard and situated close to the heart of Thames Ditton Village is this stunning 2 double bedroom first floor apartment in the highly regarded development of Ditton Lawn with lovely views over Giggs Green and offering well maintained gardens. This bright and spacious flat comprises; private front door, spacious reception room. The kitchen has been thoughtfully laid out and has integrated appliances, shared private garden, lovely communal gardens, family shower room, master bedroom with build in wardrobes and then a further double bedroom. We believe this property would appeal to a wide selection of buyers including first time buyers and down sizers alike who are attracted to the convenient location. The property would also be suitable for buy to let investors who are attracted to the well managed block and attractive rental yields.

**Large two double bedroomed maisonette**

**Decorated to a high standard**

**Private Garden shared with one other flat**

**Communal Gardens**

**Over looking Giggs Green**

**Short walk to Village and Station**

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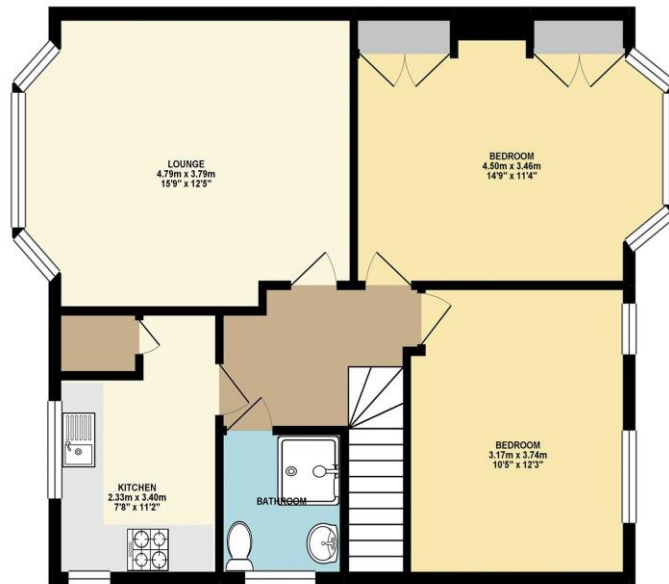
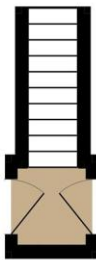
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GROUND FLOOR

1ST FLOOR 61.33 sq. m.  
( 660.17 sq. ft. )



TOTAL FLOOR AREA : 64.35 sq. m. ( 692.68 sq. ft. ) approx.

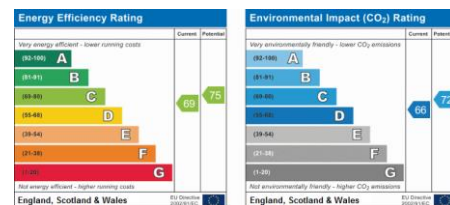
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix (2019)

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.