

Lovelace Road KT6 6NH

Offers in the Region Of £449,950 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



#### Summary:

Ivy Gate are delighted to introduce to the market this stunning two double bedroom second floor apartment, located in the popular Lovelace Road. Surbiton mainline railway station is just a short stroll, boasting fantastic connections into London Waterloo within 17 mins and Surbiton town centre, with its array of friendly bars, cafes, restaurants, banks, and supermarkets. The property comprises; private entrance leading to hallway with ample built in storage, two double bedroom, second double ideal for Office/Study. Spacious lounge, fully fitted modern kitchen with appliances, a modern three-piece bathroom. The property also benefits from a garage. Lease: 936 Years, Service Charge: £1400

**Two Bedroom Second Floor Apartment**

**Share Of Freehold**

**No Chain**

**Garage**

**Wooden Flooring Throughout**

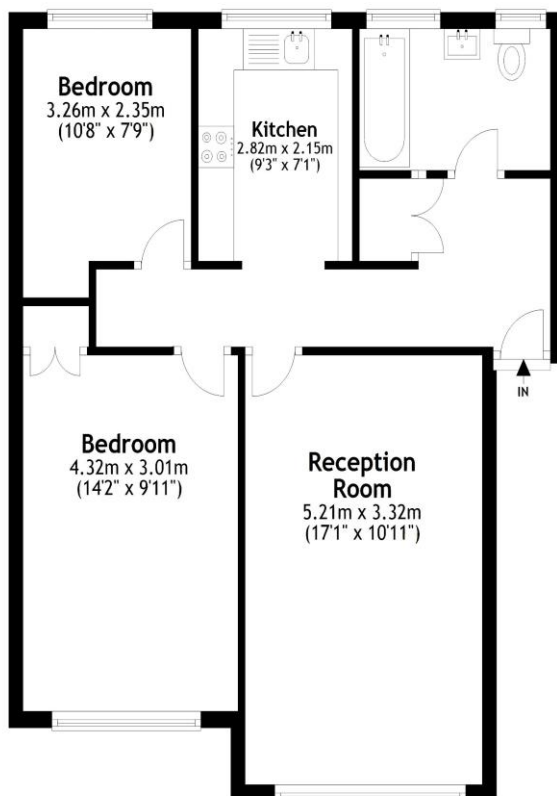
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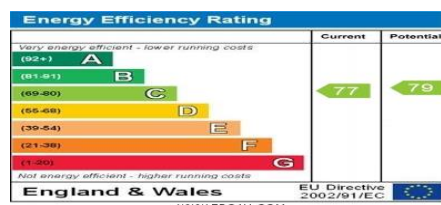


Total area: approx. 59.9 sq. metres (644.3 sq. feet)

Tenure: Share of Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames



#### 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.