# Portsmouth Road, Surbiton KT6 4HR

## Offers in the Region Of £295,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

Summary:

Ivy Gate are delighted to offer to the market this one double bedroom second floor flat. Situated on Portsmouth Road, the property is ideally located to allow easy access to Surbiton with its wide range of shops, restaurants and coffee shops, whilst equally as accessible is Kingston Upon Thames with its wider range of High Street shopping and restaurants. Both Kingston and Surbiton offer mainline train stations allowing easy access to Central London. Just moments from the property is the picturesque River Thames riverside walk. Internal accommodation comprises; an entrance hall leading to the bedroom, separate three-piece bathroom with mixer shower. Front (River) facing sitting room with high ceilings. Open plan kitchen. £1180 Service Charge, £300 Ground Rent, Lease: 173 Years.

**No Chain**

**One Bedroom Conversion Flat**

**Great Views**

**Open Plan Kitchen**

**£1180 Service Charge, £300 Ground Rent, Lease: 173 Years.**

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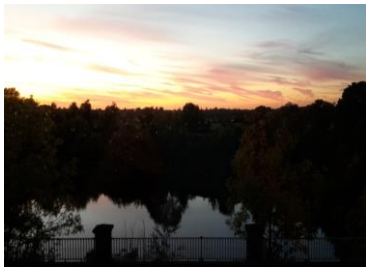
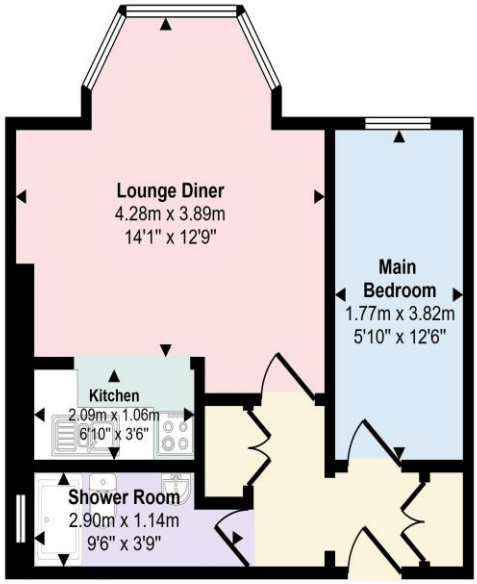


Approx Gross Internal Area
34 sq m / 365 sq ft




Floorplan

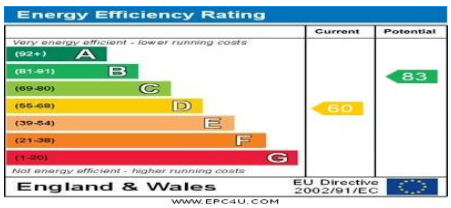
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Leasehold

Council Tax: C

Local Authority:

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.