

Effingham Road, KT6

£425,000 Share of Freehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to present to the market this stunning, fully refurbished one-bedroom conversion flat, located on the highly sought-after Effingham Road. This exceptional home has undergone a meticulous refurbishment, offering a perfect blend of period charm and contemporary style. Accommodation comprises a welcoming hallway with a useful storage cupboard, a generously proportioned double bedroom and a brand-new luxury bathroom featuring a modern bath, WC and separate freestanding shower, separate WC. The heart of the home is the impressive open-plan kitchen/reception/dining room, designed for both style and functionality. This light-filled space boasts sleek cabinetry, ample cupboard space, a washer-dryer, oven, hob, separate fridge and freezer, as well as thoughtfully positioned power points. Striking bi-folding doors flood the room with natural light and lead to a private garden, complete with rear access to well-kept communal gardens, ideal for both relaxing and entertaining. To rear of building access to private parking. Further benefits include a new boiler, an entry phone system, freshly decorated interiors throughout, and modern double-glazed sash windows in every room.

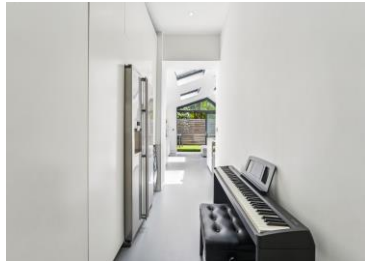
Stunning fully refurbished one-bedroom conversion flat
Beautiful open-plan kitchen/reception/dining room with bi-fold doors
Luxury bathroom with bath and freestanding shower and separate WC
Generous double bedroom with fitted wardrobes and integrated bunkbeds
Private garden with rear access to communal gardens

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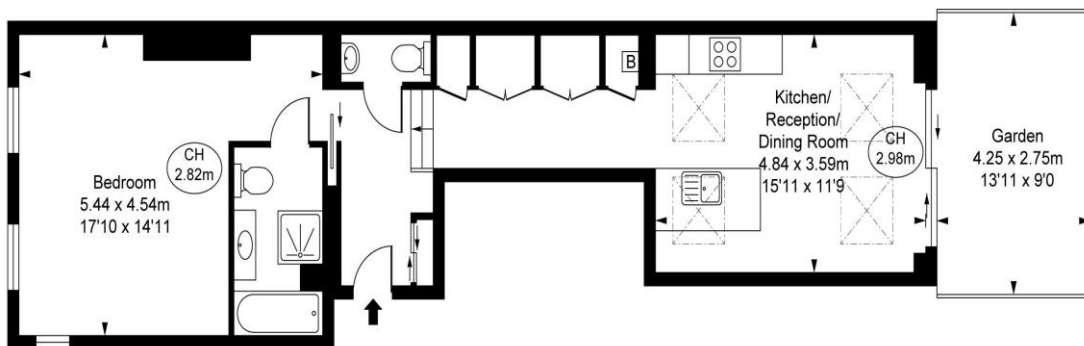


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Approximate Gross Internal Area

57.40 sq m / 618 sq ft

(CH = Ceiling Heights)



Ground Floor



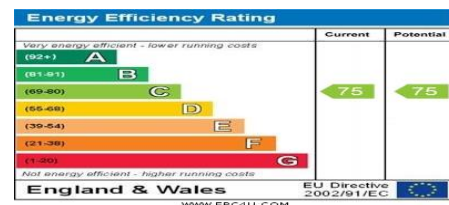
This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice
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Tenure: Share of Freehold

Council Tax: B

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.