

Embassy Court, Portsmouth Road KT6

Offers in Excess of £399,000 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present this beautifully finished two-bedroom apartment in the highly regarded Embassy Court, Surbiton. Set in a well-maintained development on the sought-after Portsmouth Road, this home combines period charm with modern upgrades, offering both comfort and convenience. The apartment is arranged on the lower ground floor and benefits from its own private entrance, a rare and highly desirable feature that sets this home apart from others within the block. Inside, the accommodation is well laid out and offers bright, spacious living throughout. A welcoming reception/dining room provides a homely central hub, ideal for entertaining or relaxing. The modern kitchen is equipped with sleek, white units, wooden worktops, and integrated appliances, creating a stylish yet practical space for everyday living. There are two well-proportioned bedrooms, the principal being particularly spacious, along with a contemporary bathroom finished in neutral tones with modern fittings. Externally, Embassy Court provides ample residents' car parking and a communal garden, a peaceful spot for residents to enjoy.

Private Entrance

Modern bathroom

Two-bedroom apartment within a popular and well-maintained development

Spacious reception/dining room

Stylish kitchen with integrated appliances

Access to two communal bicycle storage rooms

Embassy Court, Portsmouth Road KT6

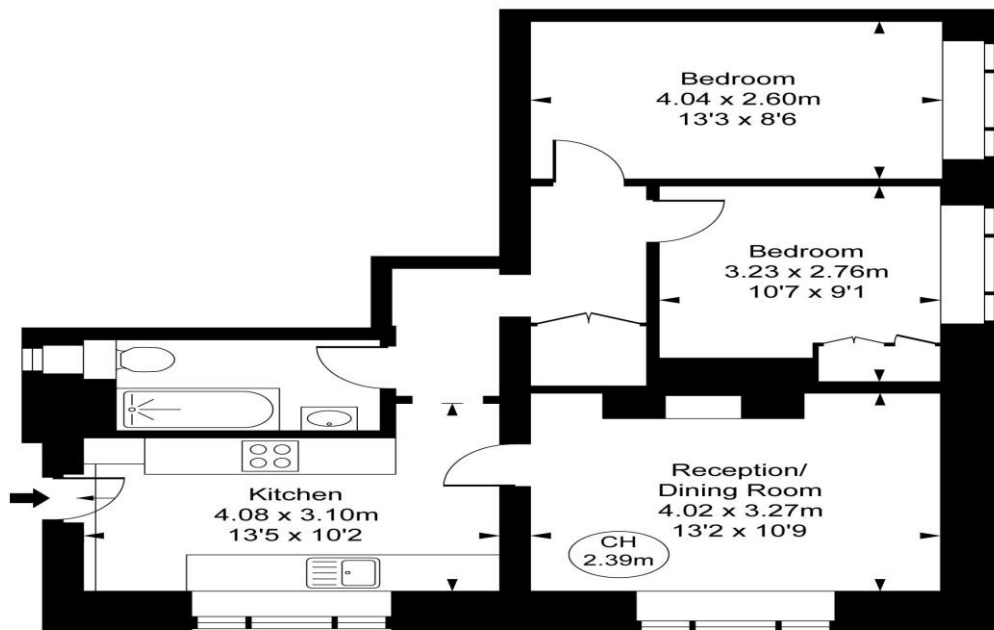
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Embassy Court,
Portsmouth Road, KT6
Approximate Gross Internal Area
57.81 sq m / 622 sq ft
(CH = Ceiling Heights)



Lower Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Tenure: Leasehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon
Thames

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