

# Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

17 Wentworth Court  
St. Mark's Hill  
Surbiton  
KT6 4PU

This two-bedroom ground floor apartment is perfectly situated a short distance away from Surbiton Station, offering excellent transport links for commuters. Enjoy the convenience of nearby shops, cafes and restaurants, all within easy reach. Available End May 2025 on an unfurnished basis

£1,850 Per  
Month



- Beautifully presented ground floor apartment
- Modern kitchen with appliances
- Sitting/ dining room with feature bay window
- Bus Stop Outside
- EPC Rating: C

- Two bedrooms both with fitted wardrobes
- Fully tiled shower room
- Communal Gardens
- Available End of May 2025

EPC: C







# PROPERTY DESCRIPTION

Kennedys are delighted to present to the market this two bedroom apartment.

This well presented and centrally located two bedroom apartment on the ground floor of this period purpose built block located only a couple of minutes' walk from Surbiton station and the heart of the High Street. There is also a bus stop located outside.

The accommodation comprises of entrance hall, reception, two double bedroom with wardrobes, kitchen with appliances and bathroom. The property benefits from well maintained communal gardens.

The property is also close to the River Thames, with a pleasant short walk along the promenade leading to Kingston Town Centre.

Available: End May 2025 on Unfurnished basis.

## Material Information:

The property is supplied by Mains Water, Gas, Electric and Sewage.

Heating is supplied - Gas Boiler central heating

Council Tax Band: C - Kingston Upon Thames

EPC Rating: C

Tenure: Leasehold

Flood Risk: Very Low

Broadband: Ultrafast

Mobile Phone Availability: Indoor: Limited - O2, Likely: EE, Three & Vodafone. Outdoor -

Likely: Three, EE, O2 & Vodafone

Other Information: Ask The Agent





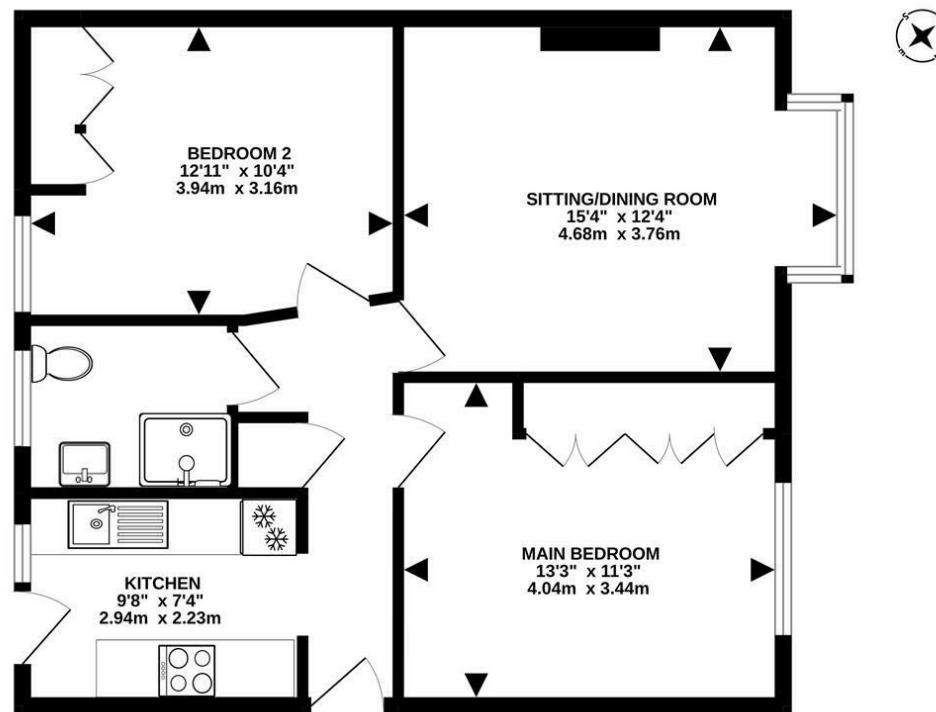




# PROPERTY DESCRIPTION

For further information please contact a member of our Lettings Team on 01737 817718 option 2

A stylized, handwritten signature or mark in white ink, located in the bottom left corner of the dark green background. It appears to be a cursive 'K' or a similar abstract symbol.



**GROUND FLOOR**  
627 sq.ft. (58.2 sq.m.) approx.

TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 C2022



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

# 17 Wentworth Court, St. Mark's Hill

If you would like to view this beautiful home, please call a member of the Kennedys sales team on 01737 817718

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk)   [@kennedysipa](https://www.instagram.com/kennedysipa)   [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT