



Tolworth Rise South, Surbiton

- CASH BUYERS ONLY
- CLOSE TO LOCAL AMENITIES
- LOW LEASE

- GREAT INVESTMENT
- GARAGE
- EPC RATING D

Guide Price £190,000

Tenure: Leasehold

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Tolworth Rise South, Surbiton

DESCRIPTION

Nestled in the desirable area of Tolworth Rise South, Surbiton, this charming purpose-built flat offers a perfect blend of comfort and convenience. Spanning an impressive 646 square feet, this second-floor residence features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

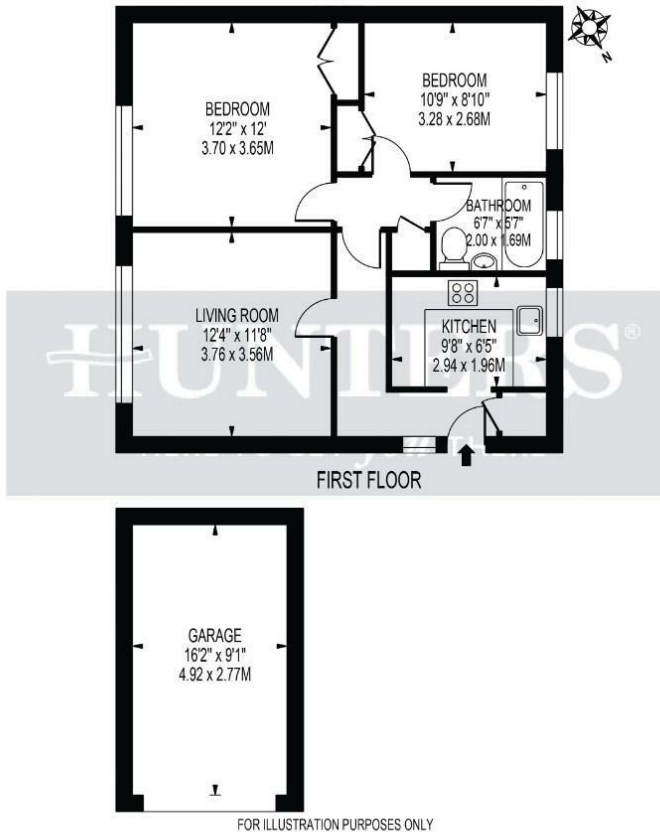
The flat boasts a well-proportioned reception room, providing a welcoming area for relaxation and entertaining guests. The kitchen is functional and ready for your personal touch, while the bathroom is conveniently located to serve both bedrooms.

Constructed in 1971, this property has been thoughtfully maintained, reflecting the quality of its era. Additionally, the flat comes with the added benefit of a garage and parking for one vehicle, ensuring that you have ample space for your car and storage needs.

As a cash buyers only property, this flat presents a unique opportunity for those looking to invest in a well-located home in Surbiton. With its proximity to local amenities and transport links, this flat is not just a place to live, but a gateway to the vibrant lifestyle that Surbiton has to offer.



CHANDLER COURT
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 604 SQ FT - 56.10 SQ M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 147 SQ FT - 13.63 SQ M



FOR ILLUSTRATION PURPOSES ONLY
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Viewing

Please contact our Hunters Worcester Park Office on 0208 432 2347 if you wish to arrange a viewing appointment for this property or require further information.

94 Central Road, Worcester Park, KT4 8HU

Tel: 0208 432 2347 Email:

worcesterpark@hunters.com <https://www.hunters.com>



Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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