



barnard marcus

**Donald Woods Gardens, Surbiton, KT5 9NZ**



**welcome to**

**Donald Woods Gardens, Surbiton**

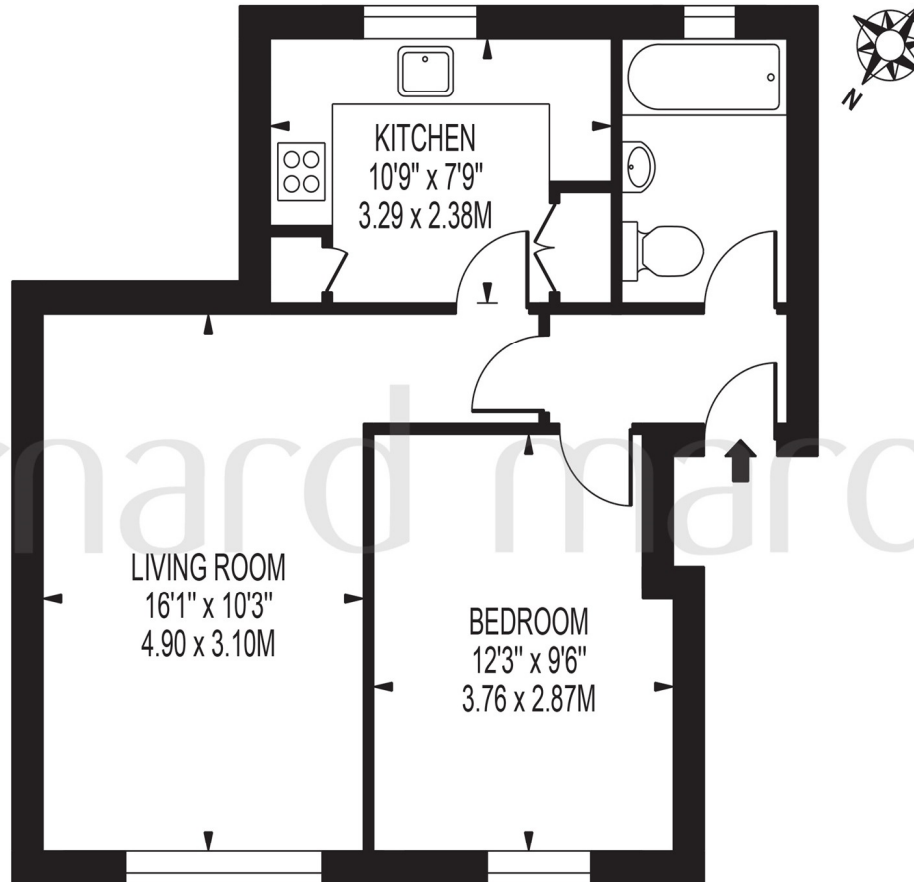
Located just 0.1 miles from Tolworth Rail Station, this double bedroom ground floor apartment is offered to the market chain free with the additional benefits of residents permit parking as well as newly installed kitchen & bathroom





## DONALD WOOD GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 463 SQ FT - 43.01 SQ M



### GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Located just 0.1 miles from Tolworth Rail Station, this double bedroom ground floor apartment is offered to the market chain free making it a must see for any keen buyer.

The heart of the home lies within the vast living room that benefits from new flooring which can be found through out the apartment.

The kitchen has been recently installed with marble counter tops as well as a variety of modern integrated appliances & an ample amount of storage space.

Equally as modern & stylish is the three piece family bathroom which has also recently been modernised to an exceptionally high standard.

Completing this beautifully present property is the large master bedroom that allows an ample amount of space for a king sized bed as well as large storage furniture.

With the additional benefit of residents permit parking, this property is certain to be incredibly popular so immediate inspection is required to avoid disappointment.

welcome to

## Donald Woods Gardens, Surbiton

- Double Bedroom
- Ground Floor
- Chain Free
- Residents Parking
- 0.1 Miles To Tolworth Station

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1996. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£243,000**



**view this property online** [barnardmarcus.co.uk/Property/SUR108353](https://www.barnardmarcus.co.uk/Property/SUR108353)



Property Ref:  
SUR108353 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



barnard marcus



**020 8390 8181**



[Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)



5A Surbiton Parade St. Marks Hill, SURBITON,  
Surrey, KT6 4RB



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**