



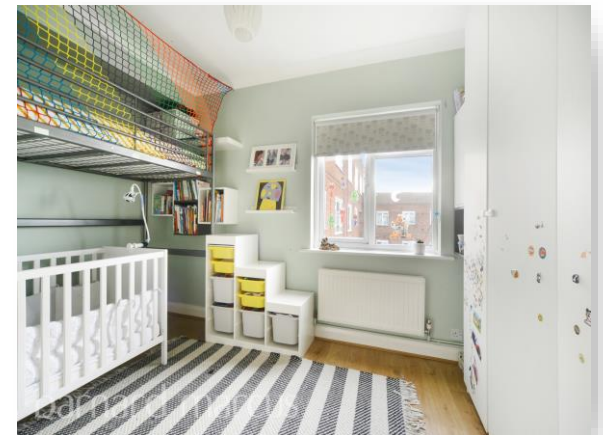
Porton Court Portsmouth Road, Surbiton KT6 4HY

Not for marketing purposes. INTERNAL USE ONLY

welcome to

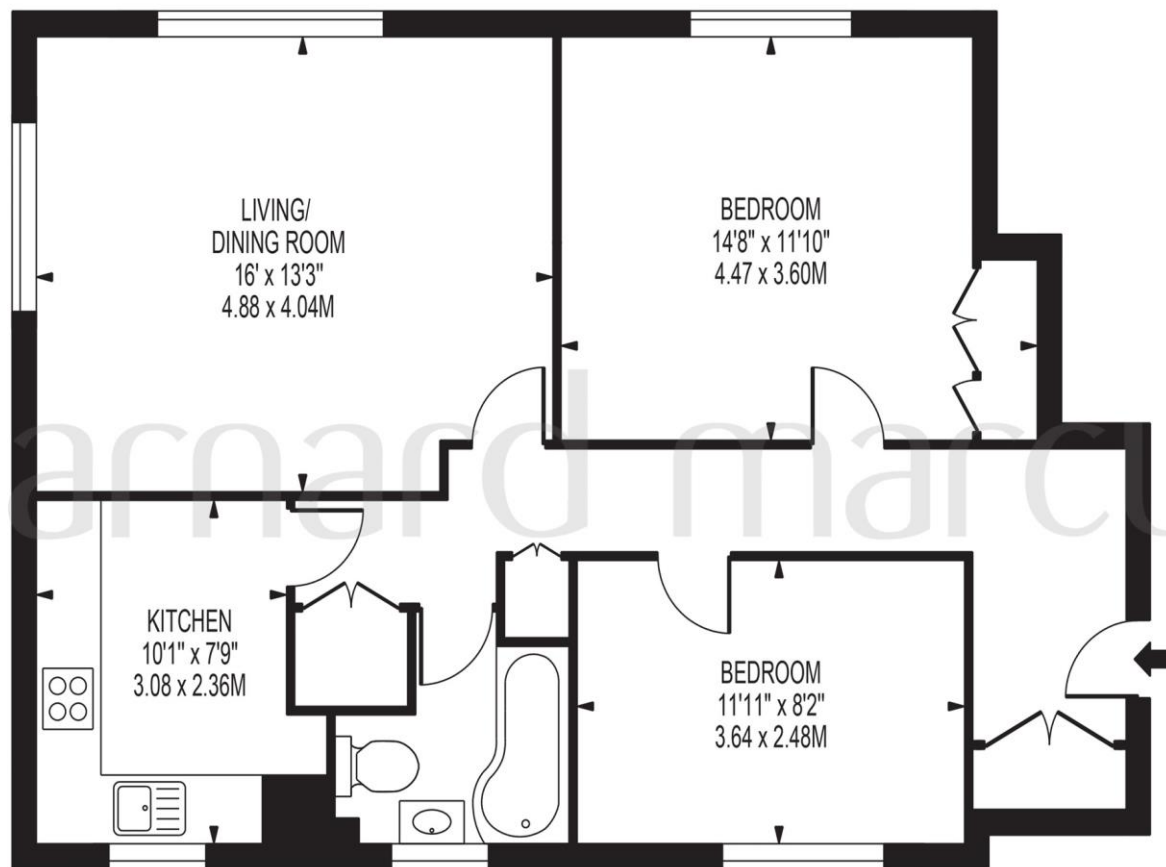
Porton Court Portsmouth Road, Surbiton

Located just 0.4 miles from Surbiton Rail Station as well as its vibrant high street; this two double bedroom apartment spans a sizable 742 sq ft of airy & stylish living accommodation whilst enjoying fantastic riverside views, making it the perfect purchase for any keen buyer.



PORTON COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 742 SQ FT - 68.93 SQ M



SIXTH FLOOR

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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 0.4 miles from Surbiton Rail Station as well as its vibrant high street; this two double bedroom apartment spans a sizable 742 sq ft of airy and stylish living accommodation whilst enjoying fantastic riverside views, making it the perfect purchase for any keen buyer seeking a highly sought after location.

The heart of the home lies within the vast reception area that given its dual aspect enjoys an abundance of natural light throughout all hours of the day. The living room also offers spectacular river views and allows ample amounts of space for an array of living & dining furniture. In addition, the storage cupboard located between the kitchen and the bathroom is currently used to store the washing/drying machine as well as making for a functional pantry.

Adjoining the living space is the contemporary kitchen area that comes complete with a variety of integrated appliances and ample amount of storage. Completing this breath taking apartment is a stylish three piece family bathroom as well as two double bedrooms - the master of which includes built in wardrobe space.

With the additional benefits of a private garage & a communal lift; this property is certain to be incredibly popular so immediate viewing is recommended to avoid disappointment.

welcome to

Porton Court Portsmouth Road, Surbiton

- Two Double Bedroom
- Share Of Freehold
- Incredible River Views
- Private Garage
- Communal Lift

Tenure: Leasehold EPC Rating: C

£475,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:
SUR108137 - 0003

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