



Marlborough Gardens Lovelace Road, Surbiton KT6 6NF

Not for marketing purposes. INTERNAL USE ONLY

welcome to

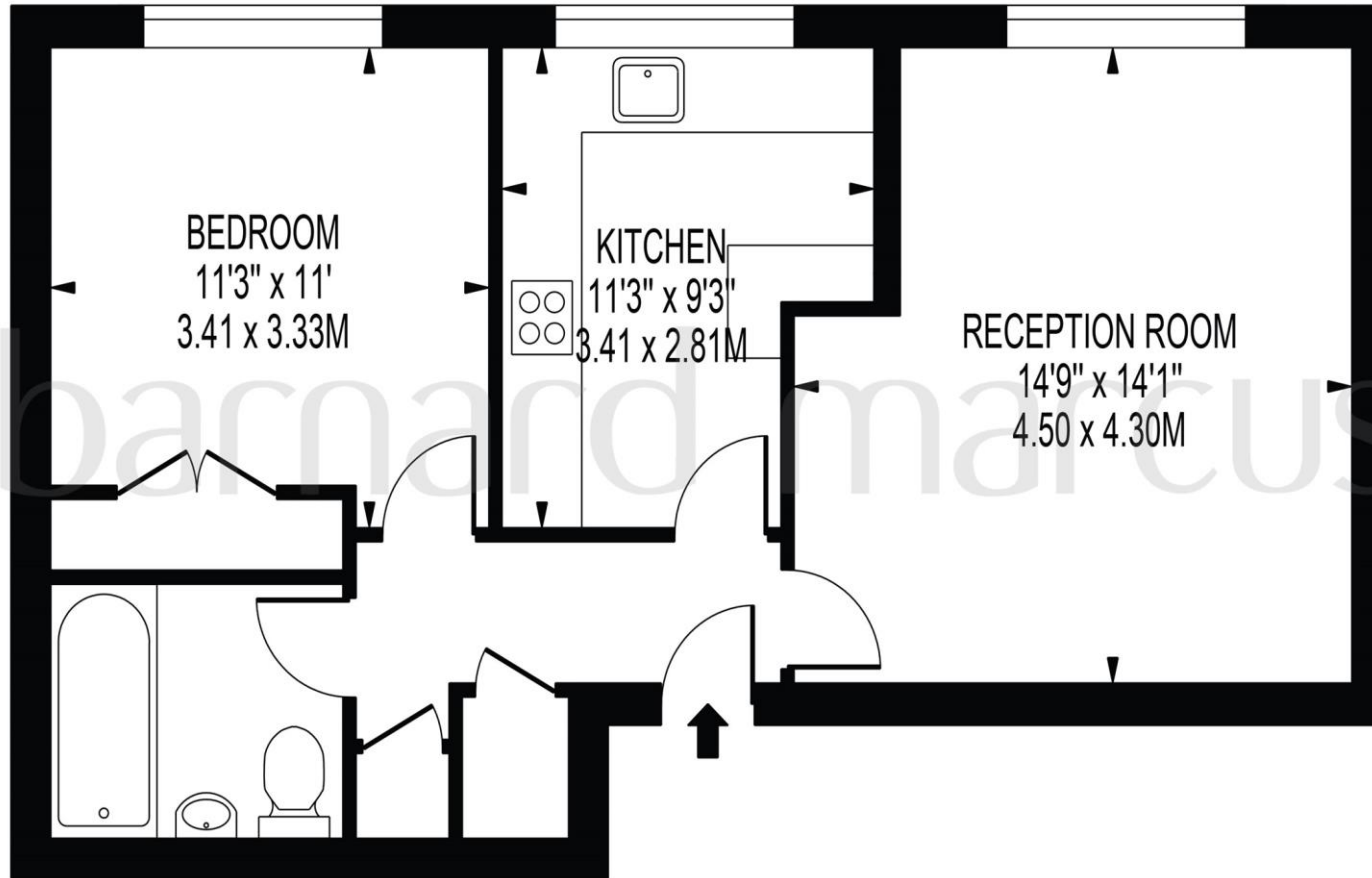
Marlborough Gardens Lovelace Road, Surbiton

Located in the heart of Surbiton on one of the most renowned roads in the town, this one double bedroom ground floor apartment comes complete with a long lease, luscious communal gardens & a chain free sale.



MARLBOROUGH GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 521 SQ FT - 48.39 SQ M



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 moments from Surbiton's vibrant town centre & well connected rail station; this double bedroom ground floor apartment also resides on one of the most renowned roads Surbiton has to offer making it incredibly sought after.

The heart of the home lies within the vast living area that adjoins the practically sized kitchen which comes complete with a variety of integrated appliances as well as built in storage.

Completing this rare to market home is a sizable double bedroom that includes a large built in wardrobe, as well as a three piece family bathroom.

With the additional benefits of luscious communal gardens, long lease, on street permit parking & a chain free sale; this property is certain to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

Marlborough Gardens Lovelace Road, Surbiton

- Double Bedroom
- Ground Floor Apartment
- Long Lease
- Chain Free
- Central Surbiton Location

Tenure: Leasehold EPC Rating: C

£325,000



check out more properties at [barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)

This is a Leasehold property with details as follows; Term of Lease 1000 years from 25 Dec 1962. 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:
SUR108369 - 0001

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

Not for marketing purposes INTERNAL USE ONLY



020 8390 8181



Surbiton@barnardmarcus.co.uk



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



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