



St. Mark's Hill, Surbiton KT6 4PW

welcome to

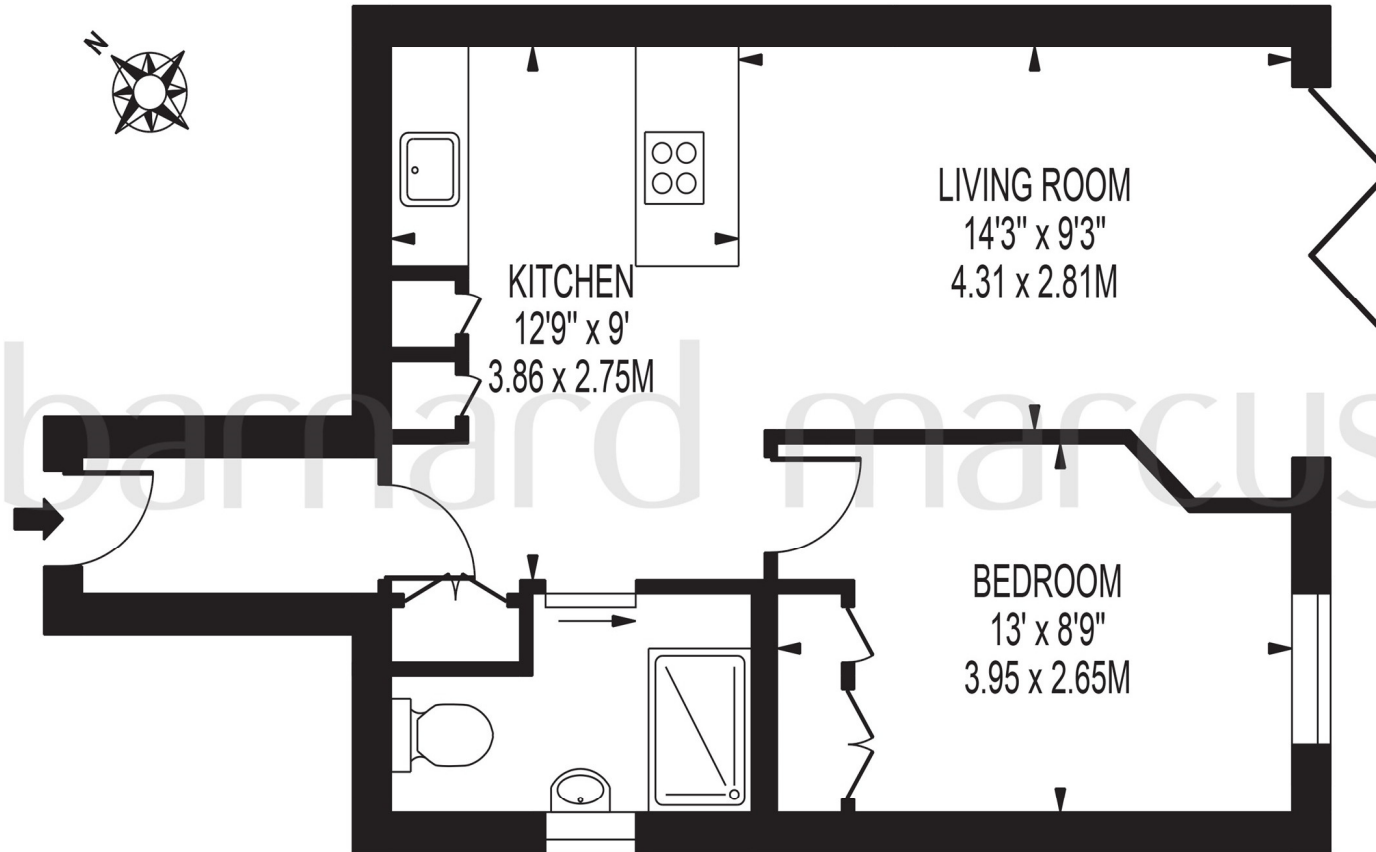
St. Mark's Hill, Surbiton

****GUIDE PRICE - £375,000 - £400,000**** Located within walking distance to Surbiton's vibrant town centre & very well connected rail station; this one double bedroom ground floor apartment spans 448 sq ft of bright, modern living accommodation. Further benefits include Bi-fold doors granting direct access to the garden & a long lease.



ST. MARKS HILL

APPROXIMATE GROSS INTERNAL FLOOR AREA: 448 SQ FT - 41.60 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 within walking distance to Surbiton's vibrant town centre & very well connected rail station; this one double bedroom ground floor apartment spans 448 sq ft of bright, modern living accommodation.

The heart of the home lies within the vast open plan living/kitchen/dining area that allows an ample amount of space for reception & dining furniture as well as an unlimited amount of natural light given its south eastern facing aspect. The kitchen offers a contemporary finish with a variety of modern & integrated appliances. The living area is completed with bi-fold doors allowing direct access out to the well maintained communal garden.

Concluding this stunning home is the double bedroom which comes with a good amount of built in storage and a great amount of natural light throughout all hours of the day. Adjoining the bedroom is the stylish three piece family bathroom.

With the additional benefits of a long lease and intercom entrance system; this property is certain to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

St. Mark's Hill, Surbiton

- One Double Bedroom
- Ground Floor Apartment
- Walking Distance To Surbiton Rail Station
- Long Lease
- Modern & Stylish Condition

Tenure: Leasehold EPC Rating: B

guide price

£375,000 - £400,000



view this property online barnardmarcus.co.uk/Property/SUR108383

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2019. 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:
SUR108383 - 0004

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Please note the marker reflects the
postcode not the actual property


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