



Perak Court, Elmbridge Avenue, Surbiton, KT5 9EU

welcome to

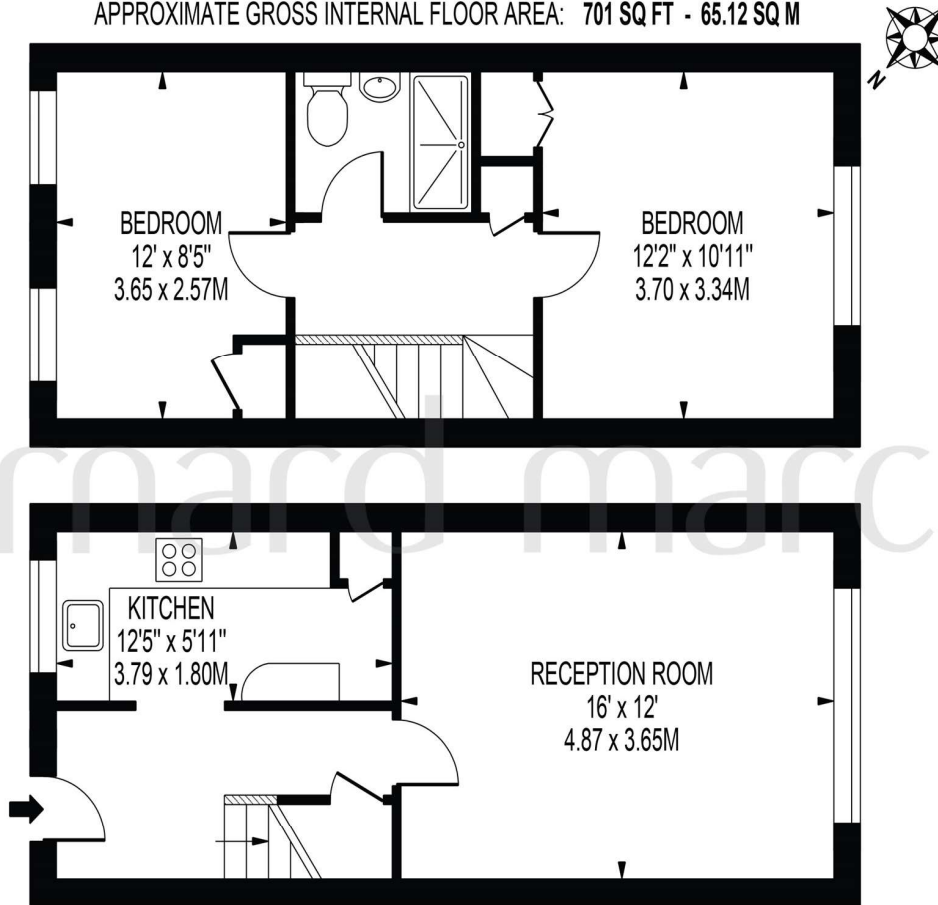
Perak Court Elmbridge Avenue, Surbiton

Located in the highly regarded Berrylands area of Surbiton, this two double bedroom split level apartment is offered to market chain free with the additional benefit of off street residents parking. This property is certain to be popular so immediate inspection is advised to avoid disappointment.



PERAK COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 701 SQ FT - 65.12 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 in the highly sought after Berrylands area of Surbiton, this two double bedroom split level apartment spans over 700 sq ft of contemporary living accommodation whilst the location further benefits from a convenient distance to Berrylands Rail Station as well as the A3.

The heart of the home lies within the vast and airy living area that offers an ample amount of space for both living and dining furniture making an incredibly versatile reception room. The ground floor is concluded with a practically sized kitchen that includes a generous amount of storage space.

The top floor of this exciting property consists of two spacious double bedrooms as well as a three piece family bathroom. With the additional benefit of a chain free sale and off street parking for residents; this property is certain to be popular so immediate inspection is advised to avoid disappointment.

welcome to

Perak Court, Elmbridge Avenue, Surbiton

- Two Double Bedrooms
- Guide Price £275,000 - £300,000
- Chain Free Sale
- Split Level Apartment
- Berrylands
- Residents Parking

Tenure: Leasehold EPC Rating: C

guide price

£275,000 - £300,000



view this property online barnardmarcus.co.uk/Property/SUR108390

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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:
SUR108390 - 0004

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Please note the marker reflects the postcode not the actual property



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