



barnard marcus

**Kappa Court, Etwell Place, Surbiton KT5 8SF**



**welcome to**

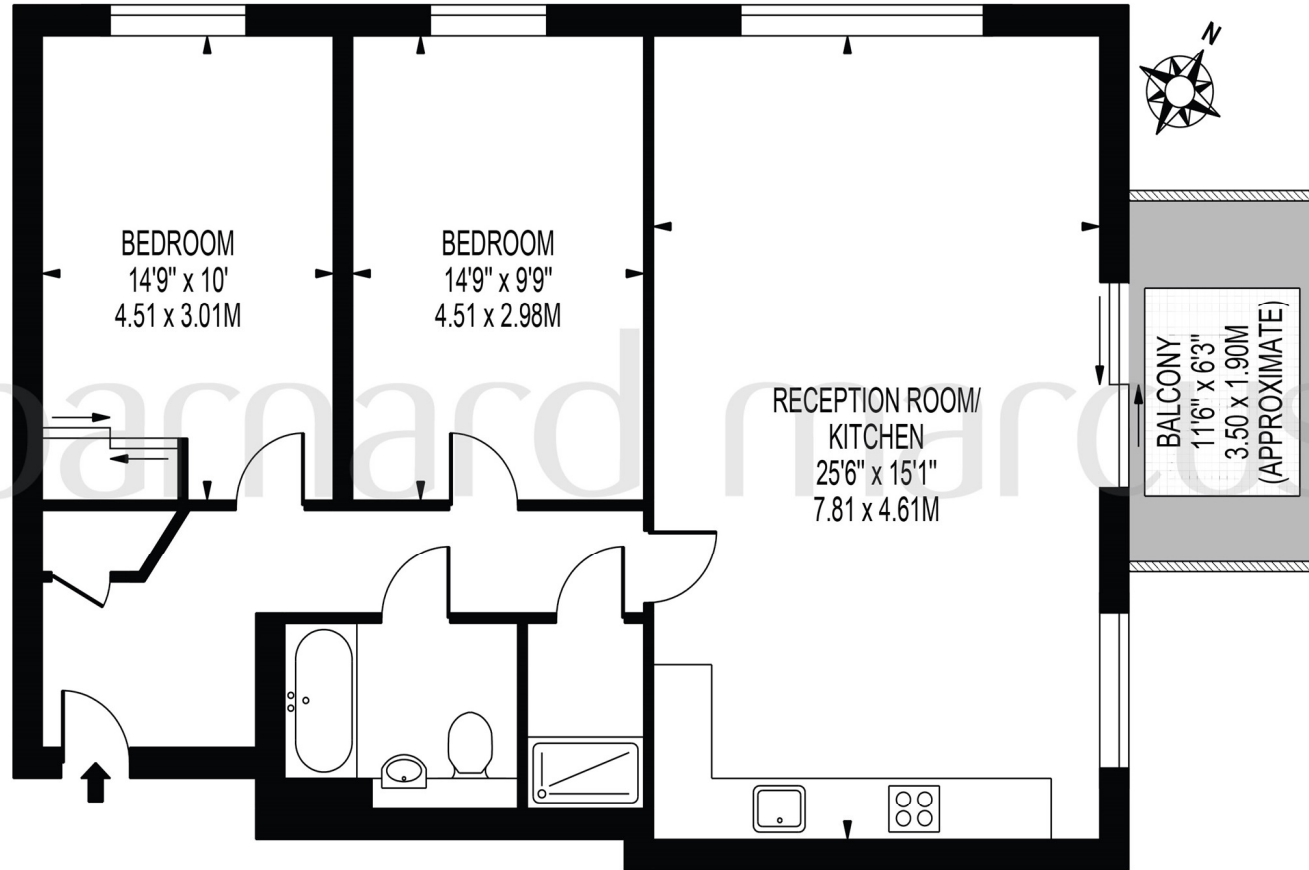
**Kappa Court, Etwell Place, Surbiton**

Located just 0.4 Miles from Surbiton's vibrant town centre & very well connected rail station; this two double bedroom top floor apartment spans 876 sq ft of meticulously designed living accommodation with a private balcony, communal lift and allocated parking.



# KAPPA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 876 SQ FT - 81.36 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 0.3 miles from Surbiton's vibrant town centre & very well connected rail station; this two double bedroom top floor apartment spans a sizable 876 sq ft of meticulously designed 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 throughout all hours of the day. The kitchen offers a contemporary finish with a variety of modern & integrated appliances. The living area is also completed with a large balcony.

Just down the corridor from the living area is the first the two spacious double bedrooms that offers a beautiful dual aspect & adjoins the stylish three piece family bathroom as well as a separate shower room. Concluding this breath-taking home is the bright & airy master bedroom that comes complete with built in storage and plenty of space for furniture.

With the additional benefits of a long lease, communal lift & allocated parking; this property is certain to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

## Kappa Court, Etwell Place, Surbiton

- Two Double Bedrooms
- Top Floor Apartment
- Three Piece Family Bathroom With Additional Shower Room
- Private Balcony
- 0.4 Miles To Surbiton Rail Station
- Communal Lift
- Modern Condition Throughout

Tenure: Leasehold EPC Rating: B

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.

# £555,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR108335](https://www.barnardmarcus.co.uk/Property/SUR108335)



Property Ref:  
SUR108335 - 0003

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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.



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