



barnard marcus

Normandy, Hobill Walk, Surbiton KT5 8SN

welcome to

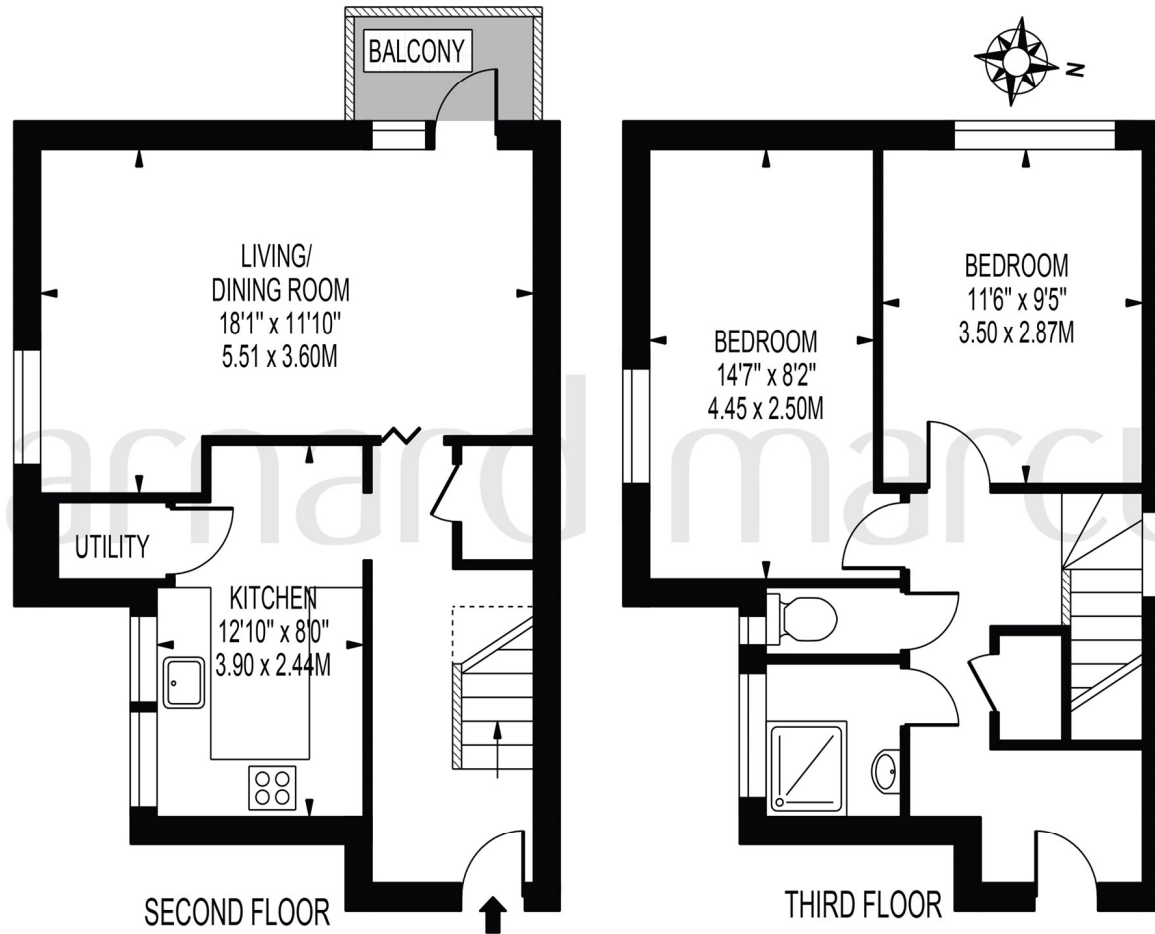
Normandy, Hobill Walk, Surbiton

Located 0.4 miles from Surbiton Rail Station & its vibrant town centre; This two double bedroom second floor duplex apartment enjoys 784 sq ft of bright and airy living. Immediate inspection is advised to avoid disappointment.



NORMANDY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 784 SQ FT - 72.84 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 0.4 miles from Surbiton Rail Station & its vibrant town centre; This two double bedroom second floor duplex apartment resides within a quiet residential area which benefits from a collection of Ofsted outstanding nursery /primary /secondary schools.

The heart of the home lies within the cozy living/dining space that enjoys a private balcony allowing natural light to fill the property throughout all hours of the day due to its south-westerly orientation. Adjoining the living area is the kitchen which comes equipped with an abundance of built in storage, counter top space and in-built appliances. The ground floor of this welcoming apartment is complimented by an abundance of storage space.

On the upper floor of this lovely home, you are greeted by the two double bedroom's, both of which enjoy a great amount of natural sunlight throughout all hours of the day. Completing the upper floor is the family shower room and separate W/C.

With the additional benefits of communal grounds and a large square footage; this property is certain to be incredibly popular so immediate inspection is advised!

welcome to

Normandy, Hobill Walk, Surbiton

- Two Double Bedrooms
- Duplex Apartment
- Second/Third Floor
- 0.4 Miles To Surbiton Rail Station
- Communal Grounds

Tenure: Leasehold EPC Rating: D

£375,000



view this property online [barnardmarcus.co.uk/Property/SUR108240](https://www.barnardmarcus.co.uk/Property/SUR108240)

This is a Leasehold property with details as follows; Term of Lease 125 years from 16 Aug 1982. 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:
SUR108240 - 0002


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Please note the marker reflects the
postcode not the actual property