



**Palace Court, Adams Close, Surbiton, KT5 8LB**



**welcome to**

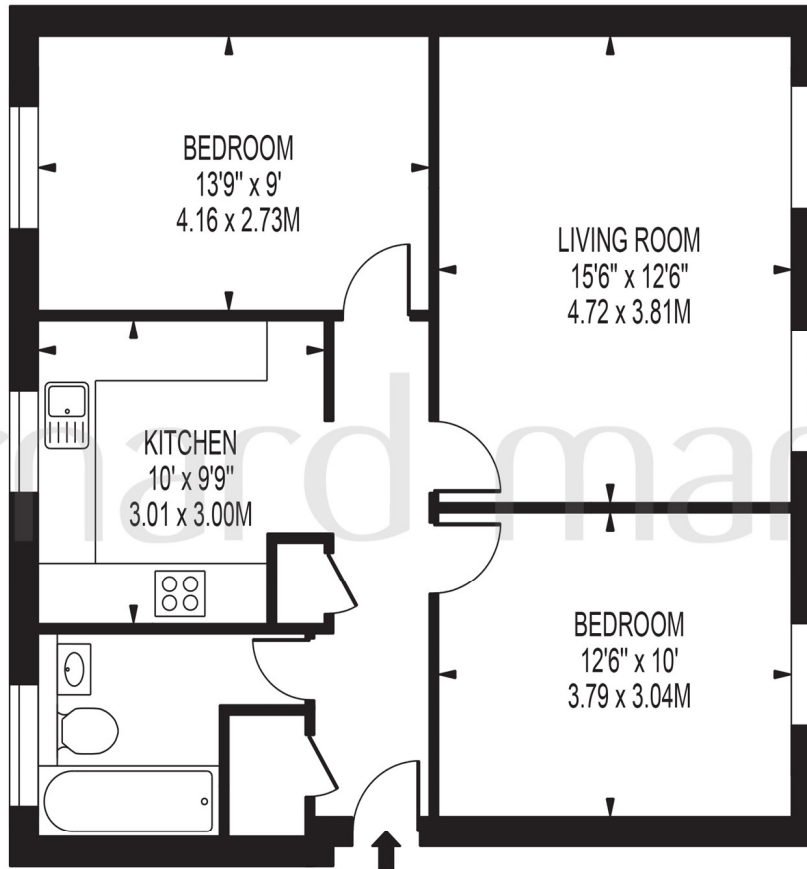
**Palace Court, Adams Close, Surbiton**

Located within close proximity to Surbiton Rail Station, this ground floor two double bedroom apartment is situated in a quiet Cul-de-sac location and further benefits from a chain free sale and a private garage.



## PALACE COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 661 SQ FT - 61.39 SQ M



GROUND FLOOR

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.

This stunning ground floor apartment resides within close proximity of Surbiton Rail Station as well as its vibrant town centre which is filled with a variety of bars, restaurants and popular high street shops making its location highly sought after.

The heart of the home lies within the vast living area that enjoys a contemporary finish and a great amount of natural light throughout all hours of the day. The living area also allows ample amounts of space for living/dining furniture.

Adjoining the living area is the kitchen area which comes complete with a large amount of cupboard/counter top space and benefits from a variety of built in appliances.

The property is complete with two double bedrooms, making it an incredibly versatile home. Adjoining the bedroom area's is the modern three piece family bathroom.

With the additional benefits of a quiet Cul-de-sac location, chain free sale and a private garage - this property is certain to be popular so immediate inspection is advised to avoid disappointment.

welcome to

## Palace Court Adams Close, Surbiton

- Two Double Bedrooms
- Ground Floor Apartment
- Chain Free Sale
- Quiet Cul-de-Sac Location
- Garage

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£350,000 - £400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR108471](https://barnardmarcus.co.uk/Property/SUR108471)



Property Ref:  
SUR108471 - 0004

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