



barnard marcus

Sundial Court, Barnsbury Lane, Surbiton, KT5 9AN


barnard
marcus

welcome to

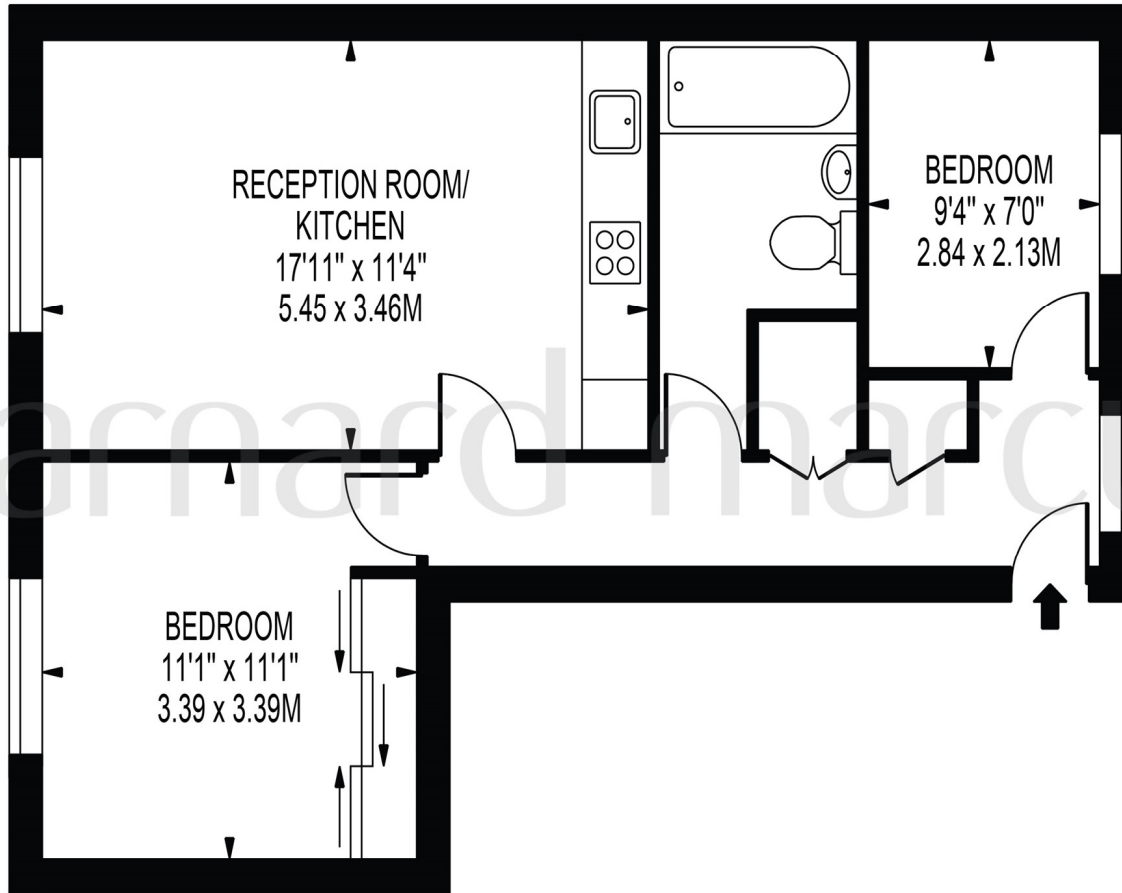
Sundial Court, Barnsbury Lane, Surbiton

This recently refurbished two bedroom apartment is offered to the market in exceptional condition whilst the location benefits from just 0.2 miles to Tolworth Rail Station. With the additional benefits of allocated parking space & a long lease; this apartment is certain to be popular.



SUNDIAL COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 556 SQ FT - 51.70 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 0.2 miles from Tolworth Rail Station, this large two double bedroom apartment is offered to the market in breath-taking condition making it a must see for any keen buyer.

The heart of the home lies within the vast open plan living/kitchen/dining area which allows an ample amount of space for a variety of large furniture. The kitchen comes complete with integrated oven/hob, microwave & extractor fan whilst also offering plenty of storage.

The living space adjoins the property's sizable two double bedrooms, the main bedroom comes complete with built in storage space.

Completing this exciting home is a beautifully presented three piece family bathroom. With the additional benefit of allocated parking, this property is expected to be very popular so immediate inspection is advised to avoid disappointment.

welcome to

Sundial Court Barnsbury Lane, Surbiton

- 0.2 Miles To Tolworth Station
- Recently Refurbish
- Allocated Parking Space
- Open Plan Living/Kitchen/Diner
- Long Lease

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£275,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR108572



Property Ref:
SUR108572 - 0006

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.

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.



barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk