



barnard marcuss

Ewell Road, Surbiton KT6 6HE



welcome to

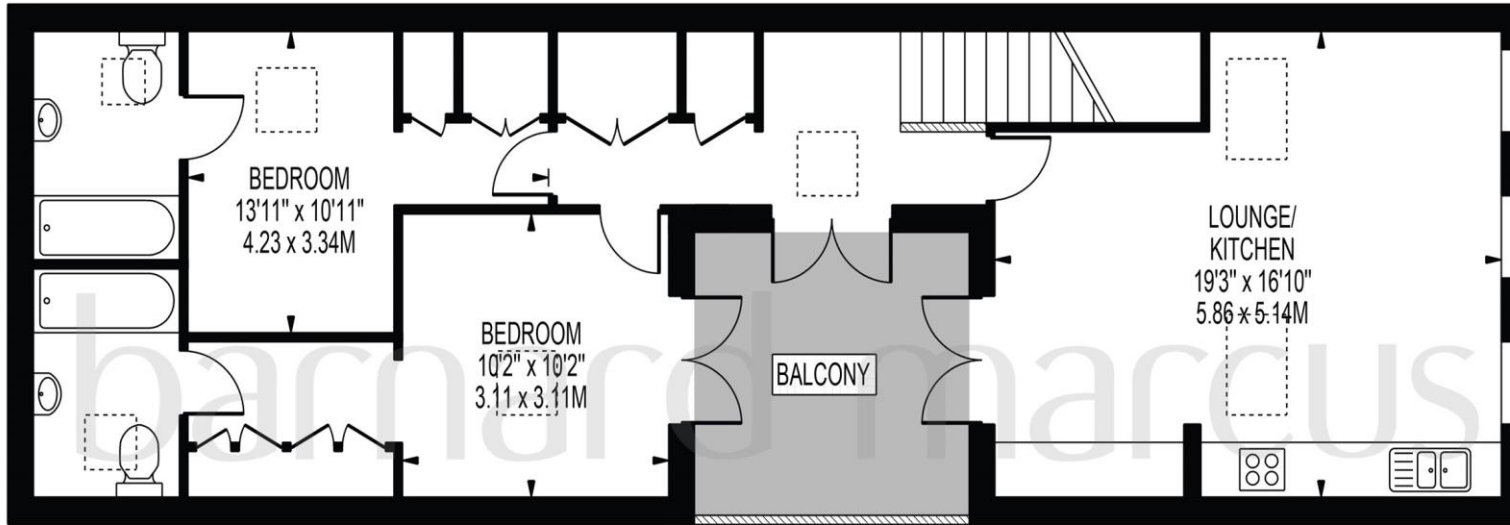
Ewell Road, Surbiton

Located just 0.4 miles to Surbiton's vibrant town centre & well-connected rail station; this two double bedroom top floor apartment also enjoys two bathrooms as well as secluded private outside space. Additional benefits include an open plan living/kitchen/dining space & long lease.



EWELL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 883 SQ FT - 82.03 SQ M



FIRST FLOOR



GROUND FLOOR
ENTRANCE

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 0.4 miles from Surbiton's vibrant town centre & very well connected rail station with direct trains to Waterloo taking 16 minutes; this two double bedroom top floor apartment covers nearly 900 sqft of airy living accommodation.

The heart of the lies within the vast living/kitchen/dining area that further benefits from a collection of velux windows that allow an abundance of natural light to flood the area throughout the day. The living space also grants access to the private outside space.

The hallway comes complete with an ample amount of storage space whilst also leading on to the master bedroom that enjoys its own bathroom as well as direct access to the private outside space. Built in wardrobe storage can also be found in the master bedroom.

Concluding this rare to market home is the second double bedroom that also includes its own bathroom. With the additional benefit of a long lease & no service/ground rent; this property is expected to be very popular, so immediate inspection is advised to avoid disappointment.

welcome to

Ewell Road, Surbiton

- Two Double Bedrooms
- Two Bathrooms
- Private Outside Space
- 0.4 Miles To Surbiton Station
- Open Plan Living/Kitchen/Dining

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



view this property online [barnardmarcus.co.uk/Property/SUR108686](https://www.barnardmarcus.co.uk/Property/SUR108686)



Property Ref:
SUR108686 - 0002

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.



Please note the marker reflects the postcode not the actual property



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