



barnard marcus

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

**welcome to**

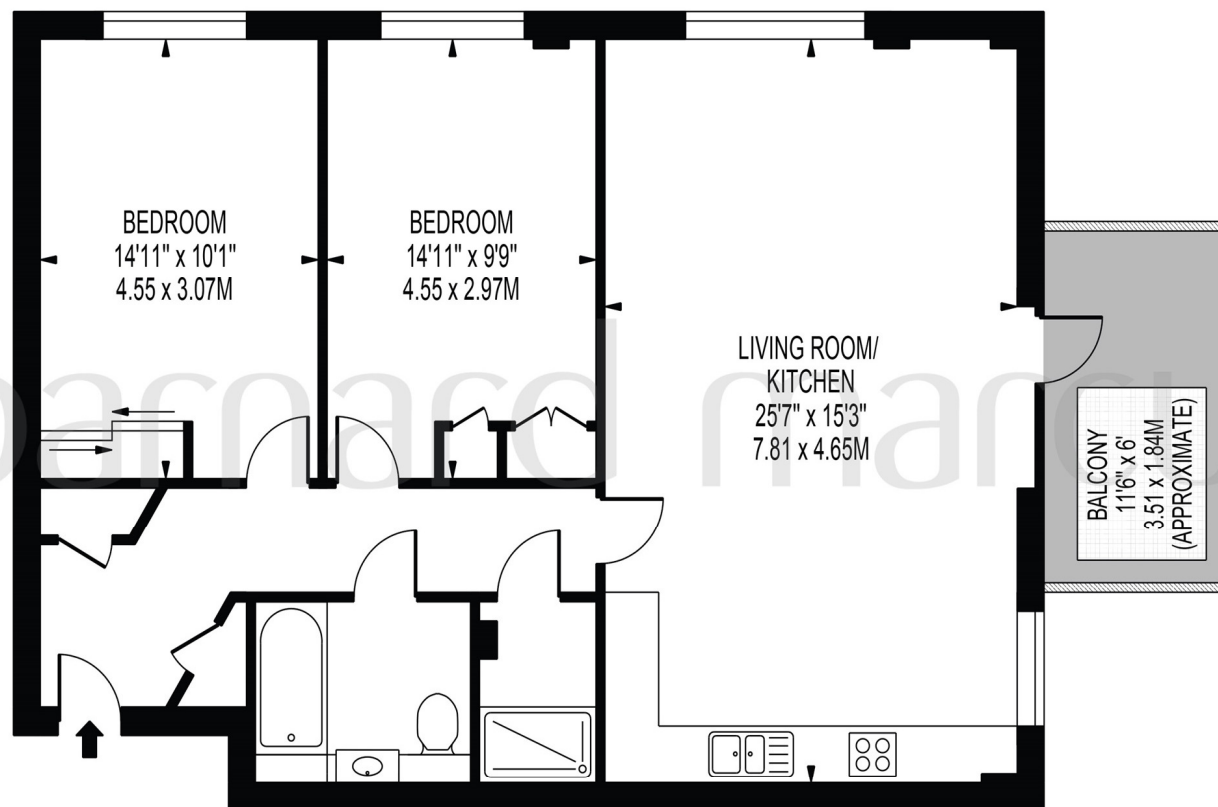
**Kappa Court, Etwell Place, Surbiton**

Located just 0.3 Miles from Surbiton's vibrant town centre & very well connected rail station; this two double bedroom second floor apartment spans 898 sq ft of meticulously designed living accommodation with a private balcony, allocated parking & two bathrooms.



## KAPPA COURT, ETWELL PLACE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 898 SQ FT - 83.41 SQ M



### SECOND 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.

Located just 0.3 miles from Surbiton's vibrant town centre & very well connected rail station; this two double bedroom second floor apartment spans a sizable 898 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 also boasts a large balcony which enjoys uninterrupted views.

Just down the corridor from the living area are the two spacious double bedrooms which both offer built in wardrobe space as well as the stylish three piece family bathroom which adjoins the separate shower room.

With the additional benefits of a long lease & 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
- Two Bathrooms
- Second Floor Apartment
- Short Distance To Surbiton Rail Station
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2706.72

Ground Rent: Ask Agent

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.

guide price

**£550,000-£575,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR108968](https://barnardmarcus.co.uk/Property/SUR108968)



Property Ref:  
SUR108968 - 0004

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.



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