



barnard marcus

Ravens Close, Surbiton KT6 4QG

welcome to

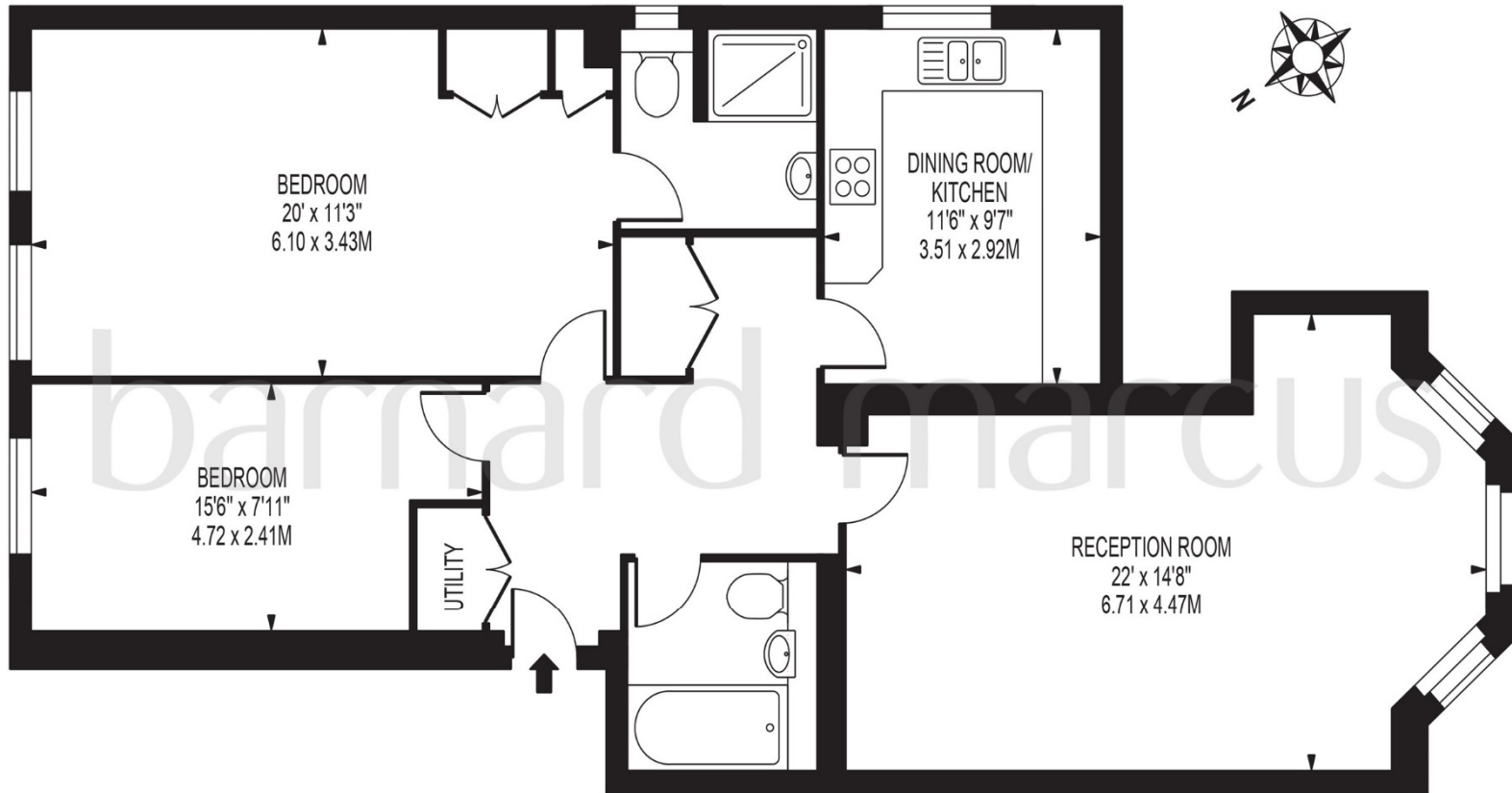
Ravens Close, Surbiton

Hidden in a tranquil cul-de-sac located just moments from the heart of Surbiton Town Centre and station, this double bedroom apartment is offered to the market chain free with a stylish/modern condition through out with the additional benefits of two bathrooms & allocated parking.



RAVENS CLOSE SURBITON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 946 SQ FT - 87.89 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.

Tucked away in a quiet and leafy cul-de-sac, this immaculately presented two-bedroom ground floor, very spacious apartment in Ravens Close, a superb location in the heart of Surbiton.

The property boasts a generous layout, with a spacious living/dining area perfect for relaxing or entertaining, complemented by large windows that bring in plenty of natural light. The separate kitchen is modern and fully equipped, featuring ample storage and worktop space.

There are two well-proportioned bedrooms, ideal for sharers, small families, or those in need of a home office. The contemporary bathrooms are finished to a high standard, with sleek fittings and a clean, neutral design.

Perfectly positioned for commuting, the property is within a few minutes walk of Surbiton station with direct, fast trains to London Waterloo, as well a local shops, bars, restaurants, parks, schools and the scenic Thames riverside.

Whether you're a first-time buyer, downsizer, or investor, this Ravens Close apartment offers an excellent opportunity to own a well-proportioned home in a sought-after Surbiton location.

welcome to

Ravens Close, Surbiton

- Spacious Two Double Bedroomed Apartment
- Two Bathrooms
- Chain Free
- Allocated Parking
- Central Surbiton Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2759.00

Ground Rent: 148.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. 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

£500,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR109035



Property Ref:
SUR109035 - 0009

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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