



Rotherfield House The Avenue, Surbiton KT5 8JR

Not for marketing purposes INTERNAL USE ONLY

welcome to

Rotherfield House The Avenue, Surbiton

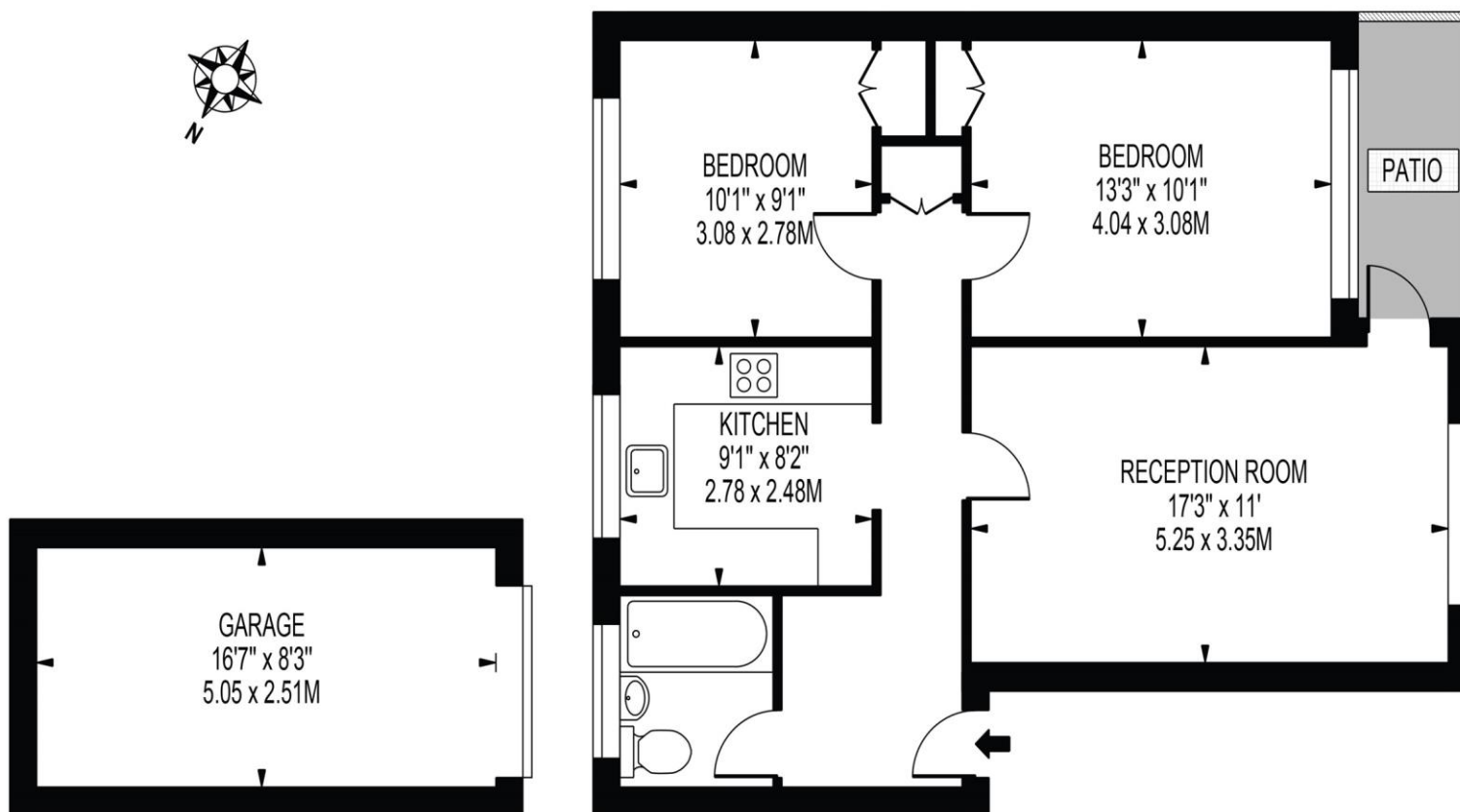
A well-presented two-bedroom ground floor apartment in a prime Surbiton location, featuring a private patio, access to communal gardens and a garage. Offered chain free and just moments from excellent transport links and local amenities.



ROTHERFIELD HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 652 SQ FT - 60.58 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 136 SQ FT - 12.68 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 on one of Surbiton's most sought-after residential roads, this beautifully presented two-bedroom ground floor apartment offers a superb blend of comfort, convenience and outdoor space. Set within a well-maintained purpose-built development, the property benefits from communal gardens, a private patio area which is ideal for relaxing or entertaining and the rare advantage of a private garage.

The spacious accommodation comprises a bright and airy living/dining room with views over the gardens, a well-proportioned fitted kitchen, two generous bedrooms and a modern bathroom. Large windows throughout ensure plenty of natural light, while the layout provides a practical and inviting home environment.

Perfectly positioned within easy reach of Surbiton town centre, residents can enjoy a wide selection of shops, cafés and restaurants along with excellent transport links including Surbiton's fast mainline rail service to London Waterloo.

Further benefits include double glazing, secure entry system, well-kept communal areas and the added bonus of being sold chain free.

This fantastic property is ideal for first-time buyers, downsizers or investors seeking a desirable Surbiton address with excellent amenities on its doorstep.

welcome to

Rotherfield House The Avenue, Surbiton

- Two Double Bedrooms
- Private Patio Area
- Well-Maintained Communal Gardens
- Convenient Location Close to Surbiton Town Centre
- Chain Free

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1400.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
SUR109250 - 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.

Not for marketing purposes INTERNAL USE ONLY



020 8390 8181



Surbiton@barnardmarcus.co.uk



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



barnardmarcus.co.uk