



barnard marcus

Warwick Court, Hook Road, Surbiton, KT6 5BW

welcome to

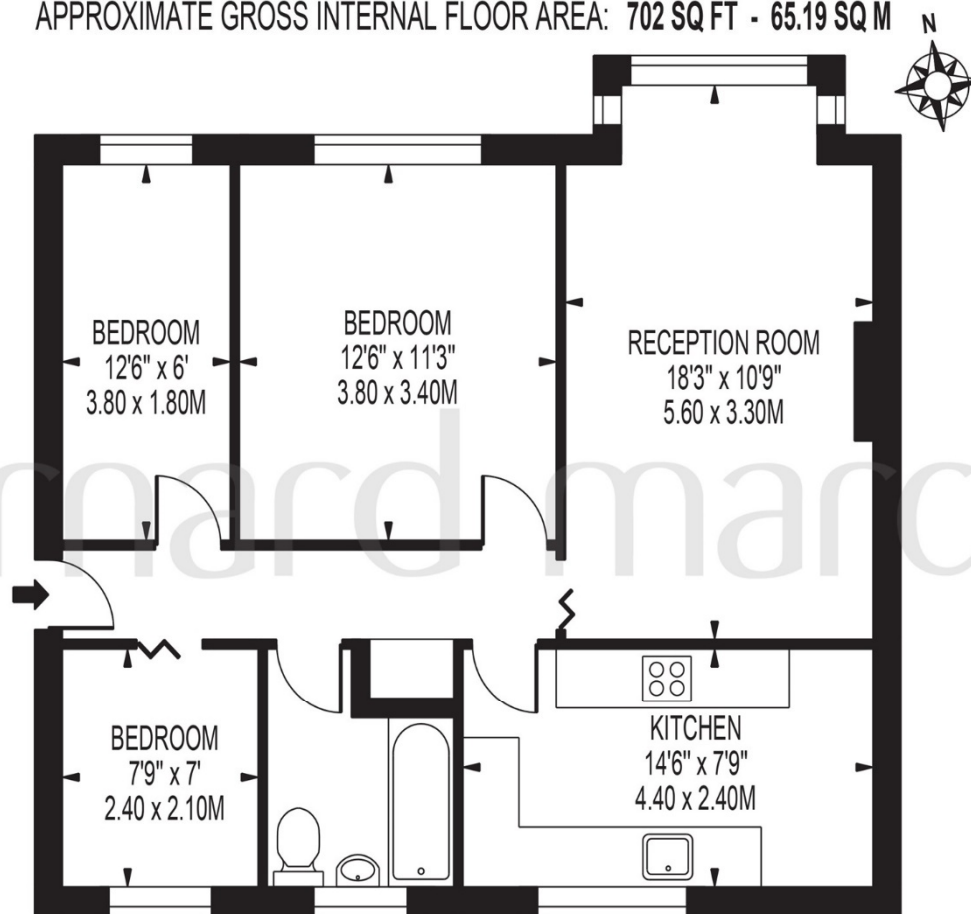
Warwick Court, Hook Road, Surbiton

A well-proportioned three bedroom first floor purpose built flat positioned in a popular development within approximately 0.8 miles of Surbiton town centre and mainline station



WARWICK COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 702 SQ FT - 65.19 SQ M



FIRST 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.

The accommodation includes a dual aspect reception room with large bay window, two double bedrooms, plus a further single bedroom / study. There is a fitted kitchen/breakfast room and a bathroom combined WC with white suite. Other features include double glazing, entry phone system and maintained communal lawned gardens. There is also an additional locked storage cupboard at the entrance to the property.

The property would suit those looking for a bit more space and easy access to London as well as an investment buyer looking for a buy to let property. The property is offered with share of freehold, with a dedicated building management company

Warwick Court is positioned on the Hook Road which is within a 20-minute walk or 5-minute bus journey of Surbiton town centre and mainline station with fast train links to London Waterloo which take just 17 minutes. There is a bus stop outside the development which offers very frequent access to Surbiton and Kingston town centre with its bustling shopping area, popular riverside bars and restaurants, as well as a daily farmers market. There is easy access to the A3 which provides road transport links towards central London and the M25. Access to the Surrey hills - an area of outstanding natural beauty - is easily accessible by both car and public transport.

welcome to

Warwick Court Hook Road, Surbiton

- First Floor
- Set back off the road
- Convenient Location for Transport Links
- Designated Off Road Parking
- Share of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR106782



Property Ref:
SUR106782 - 0020

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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020 8390 8181



Surbiton@barnardmarcus.co.uk



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



barnardmarcus.co.uk