



**Balacava Road, Surbiton, KT6 5PN**



## Welcome to

### Balaclava Road, Surbiton

Top floor one bedroom apartment positioned within half a mile of Surbiton Town Centre and mainline station.

This top floor apartment has been beautifully cared for and maintained by the current owner to create a wonderful home.

Internally offers an entrance way with carpeted stairs to the top floor, a bathroom with white suite, fitted kitchen, generous double bedroom and a lounge.

Balaclava Road is ideally situated for access to Surbiton Town Centre, mainline station and the famous Maple Village area.









— First Floor

— Second Floor

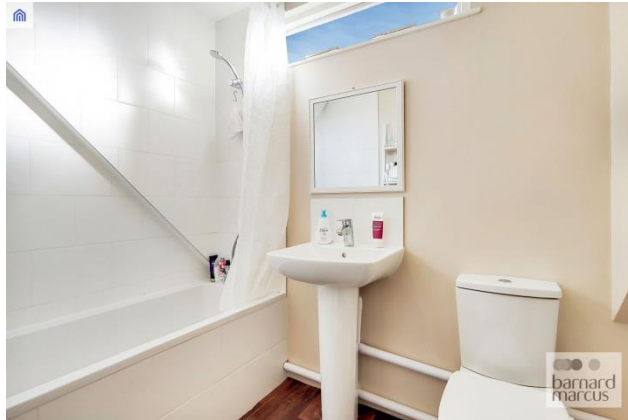
## Welcome to

### Balacava Road, Surbiton

- One Bedroom
- Top Floor
- Town Centre Location
- No Onward Chain
- Spacious Rooms

Tenure: Leasehold EPC Rating: D

# £285,000



Please note the marker reflects the postcode not the actual property

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Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
SUR106410 - 0001

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.



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