



barnard marcus

Parish Court, St Marks Hill, Surbiton, KT6 4PL

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welcome to

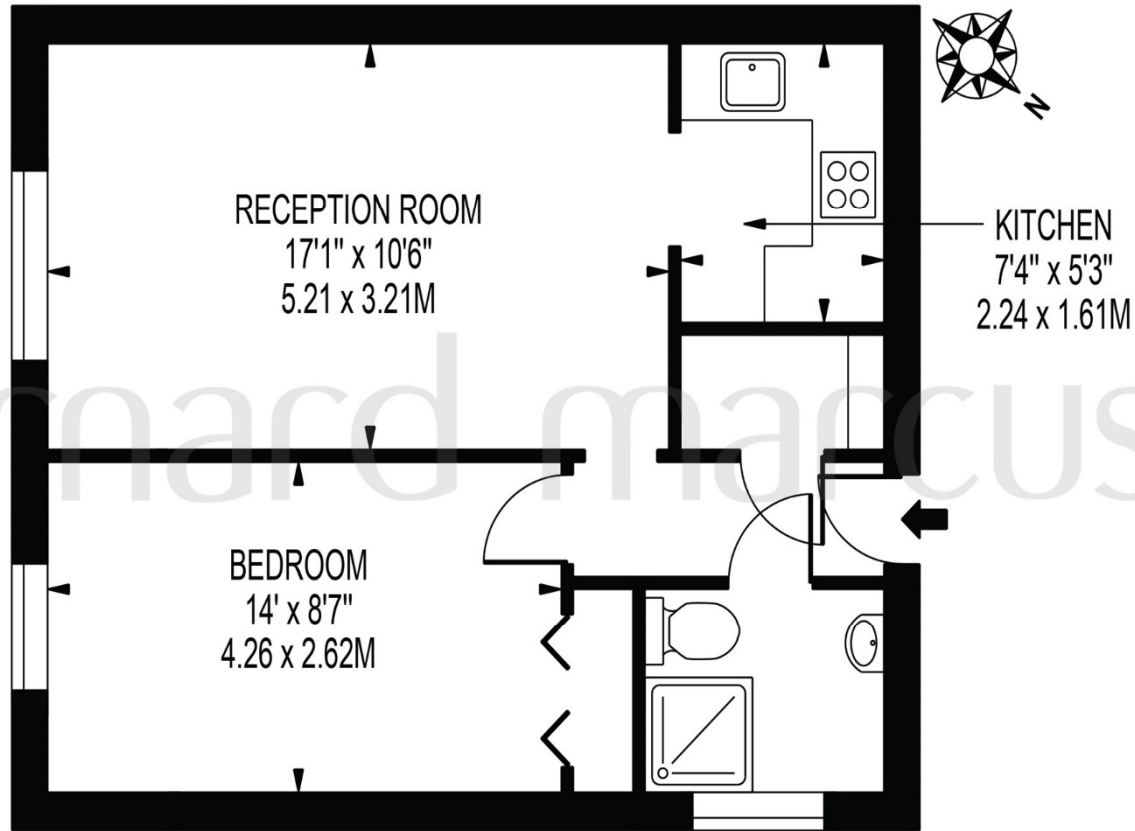
Parish Court, St Marks Hill, Surbiton

Barnard Marcus is delighted to offer to the market this one-bedroom retirement flat situated in central Surbiton, exclusively designed for individuals aged 60 and above.



PARISH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 442 SQ FT - 41.04 SQ M



THIRD 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.

There are 41 apartments within the development arranged over 5 floors all serviced with a lift. Positioned in the heart of Surbiton and just minutes from the Surbiton high street and the renowned fast train line of Surbiton Train Station.

Situated on the third floor this particular property enjoys generous room sizes throughout arranged off a central hallway. The spacious lounge benefits from large windows allowing natural light to flood the room. The separate kitchen is just off the lounge ideal for entertaining guests. The double bedroom benefits from built in storage and is within easy reach of the modern bathroom.

Parish Court is extremely well located in the heart of Surbiton offering not only regular bus services directly into Kingston town centre allowing you to take advantage of their variety of supermarkets, shops and restaurants as well as being a short distance to Surbiton Train Station from which fast trains take approximately 16 minutes to London Waterloo.

welcome to

Parish Court St Marks Hill, Surbiton

- Located In The Heart Of Surbiton
- Third Floor Apartment
- Resident Lounge, Garden and Parking
- Close Proximity To Local Shops And Train Station
- Chain Free

Tenure: Leasehold EPC Rating: C

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.

£145,000



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Property Ref:
SUR108647 - 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.

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.



Please note the marker reflects the postcode not the actual property

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