



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Ewell Road, Surbiton, KT6 7BF

CASH BUYERS ONLY - An excellent, spacious two double bedroom second floor lift serviced apartment with a large private balcony and secure parking. Located within easy reach of Surbiton mainline station with local shops and amenities on the 'door step'. The many benefits include a large open-plan living-dining-kitchen with a sleek fitted kitchen, integral appliances and sliding doors to the balcony. A spacious master bedroom also with sliding doors to the balcony, plus a generous double second bedroom with a high quality fitted wall bed and storage allowing multi-purpose use balancing between a spacious home office or guest room. There is a large contemporary bathroom with a shower over the bath. If so desired, the apartment was designed with typically wider hallways, larger bathroom and a wider allocated parking space so that it could be adapted into an accessible flat. Gas central heating and double glazing. Well maintained communal hallways, a first floor communal garden and a bike store. Gated, secure covered parking space. Council tax band D. 114 year lease with a ground rent of £350 pa. We are informed the current service charge is £1440 pa. - We are informed the current lessee's are expecting to reach an agreement with NHBC to fund building safety work.

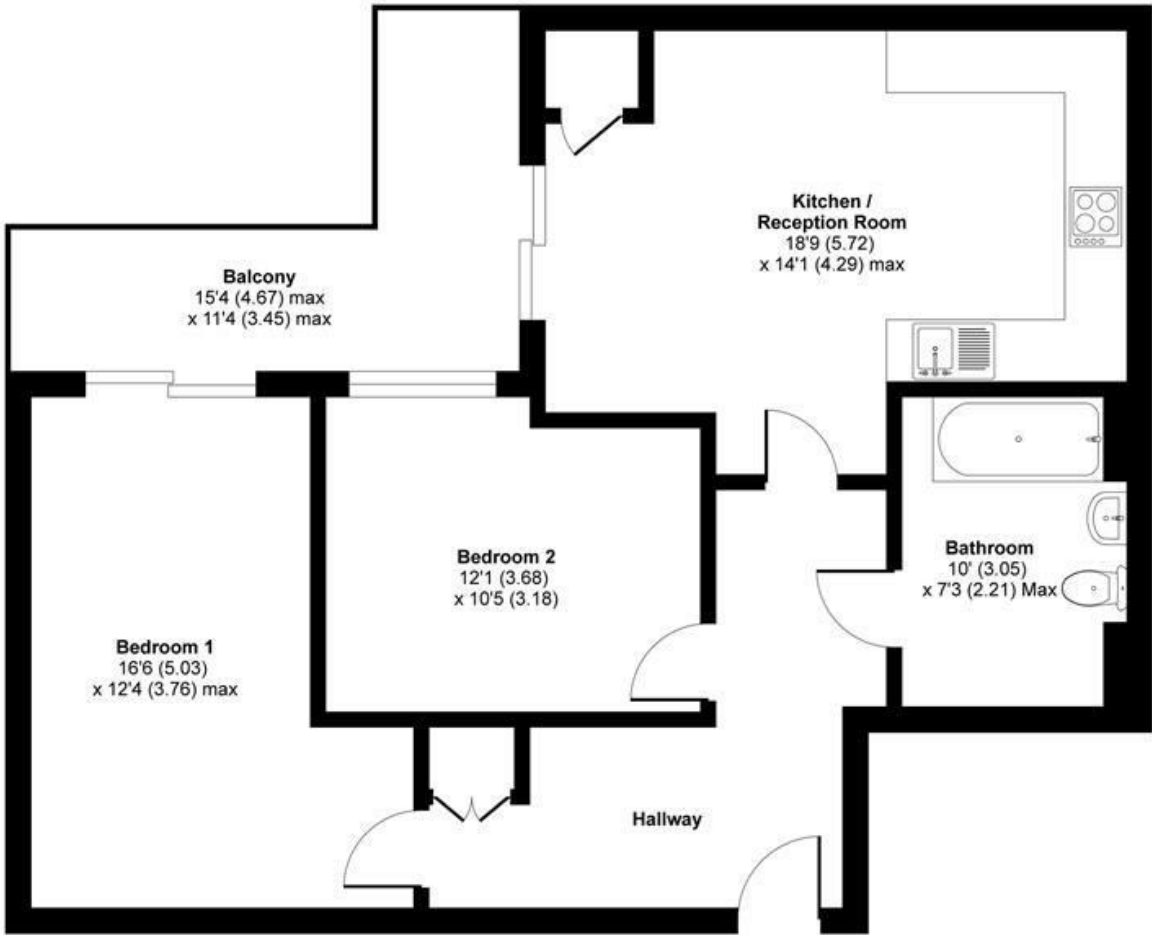
Guide Price £355,000 Leasehold

EPC Rating: B

Ewell Road, Surbiton, KT6

Approximate Area = 745 sq ft / 69.2 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 613290

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		84	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		88	88
England & Wales		EU Directive 2002/91/EC	