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## Watts Road, Thames Ditton, KT7 0DA

A very spacious, three-bedroom top floor period apartment, set in mature grounds within the heart of Thames Ditton Village. The property is in need of refurbishment. Thames Ditton station, local shops, schools and amenities are within walking distance. The many benefits include a good size living room with sitting and dining space and a separate fitted kitchen with an external door leading to the service stairs. There are two large double bedrooms and a good size single bedroom. The modern fitted bathroom suite includes a shower over the bath. Gas central heating and double glazing. Well maintained communal gardens and a lock up shed. Council tax band E. Sold with a Share of the Freehold and a lease in excess of 930 years. We are informed the service charge is approx. £1710 pa. No onward chain.

**Guide Price £464,950 Leasehold - Share of Freehold**

**EPC Rating: D**

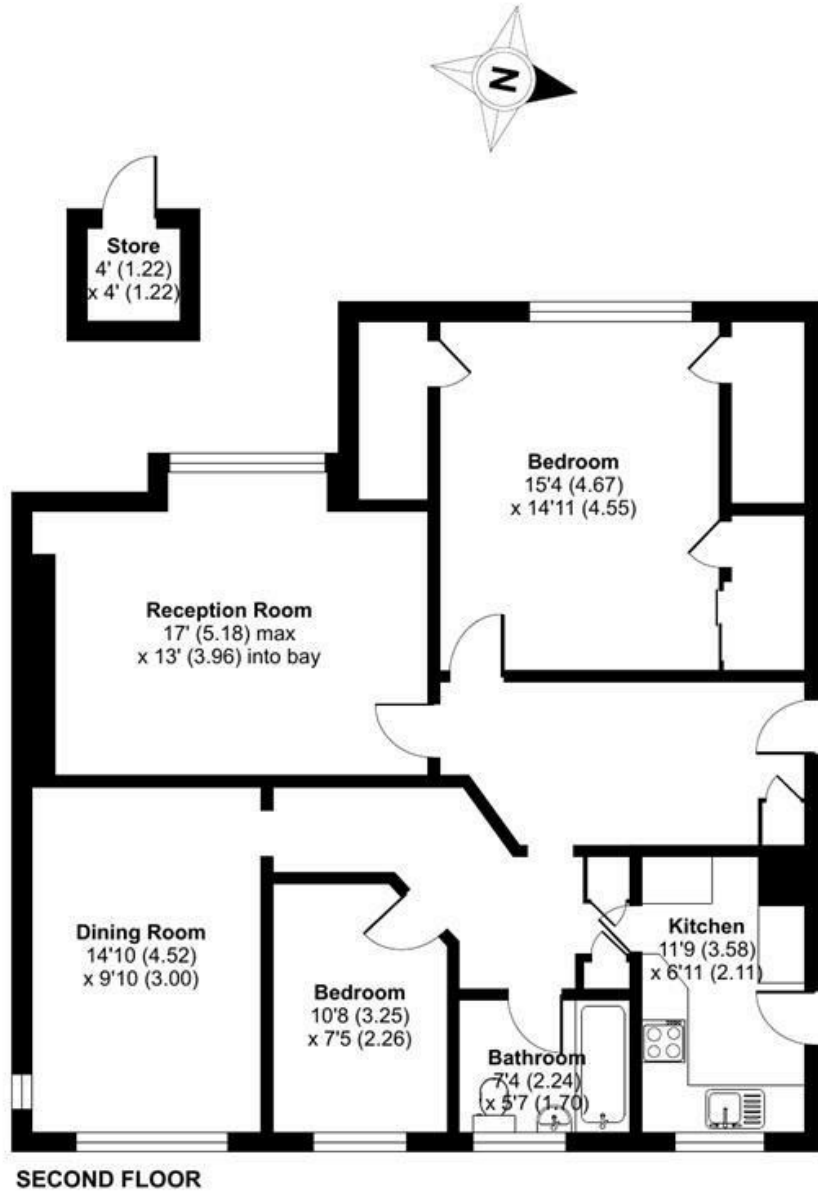
# Watts Road, Thames Ditton, KT7

Approximate Area = 1059 sq ft / 98.3 sq m

Store = 16 sq ft / 1.4 sq m

Total = 1075 sq ft / 99.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1074839

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>62</b>	<b>70</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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