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## St Andrews Square, Surbiton, KT6 4EE

An excellent, spacious two double bedroom top floor purpose built apartment with views towards the Thames and Home Park. Located within the heart of Surbiton, a short walk of the mainline station, high street and the Thames. The many benefits include a large reception room with ample sitting and dining space a bay window and window seat. There is a separate, good size modern fitted kitchen with integral appliances. A spacious master bedroom with a fitted wardrobe and a double second bedroom also with a wardrobe. There is a sleek modern white bathroom suite with a shower over the bath. A welcoming entrance hall with storage cupboards. Modern double glazing and electric heating. Well maintained communal gardens. Sold with a Share of the Freehold and a lease in excess of 900 years. Council Tax Band D. We are informed the current service charge is £336.25 per qtr. and the ground rent £5 per qtr. No onward chain.

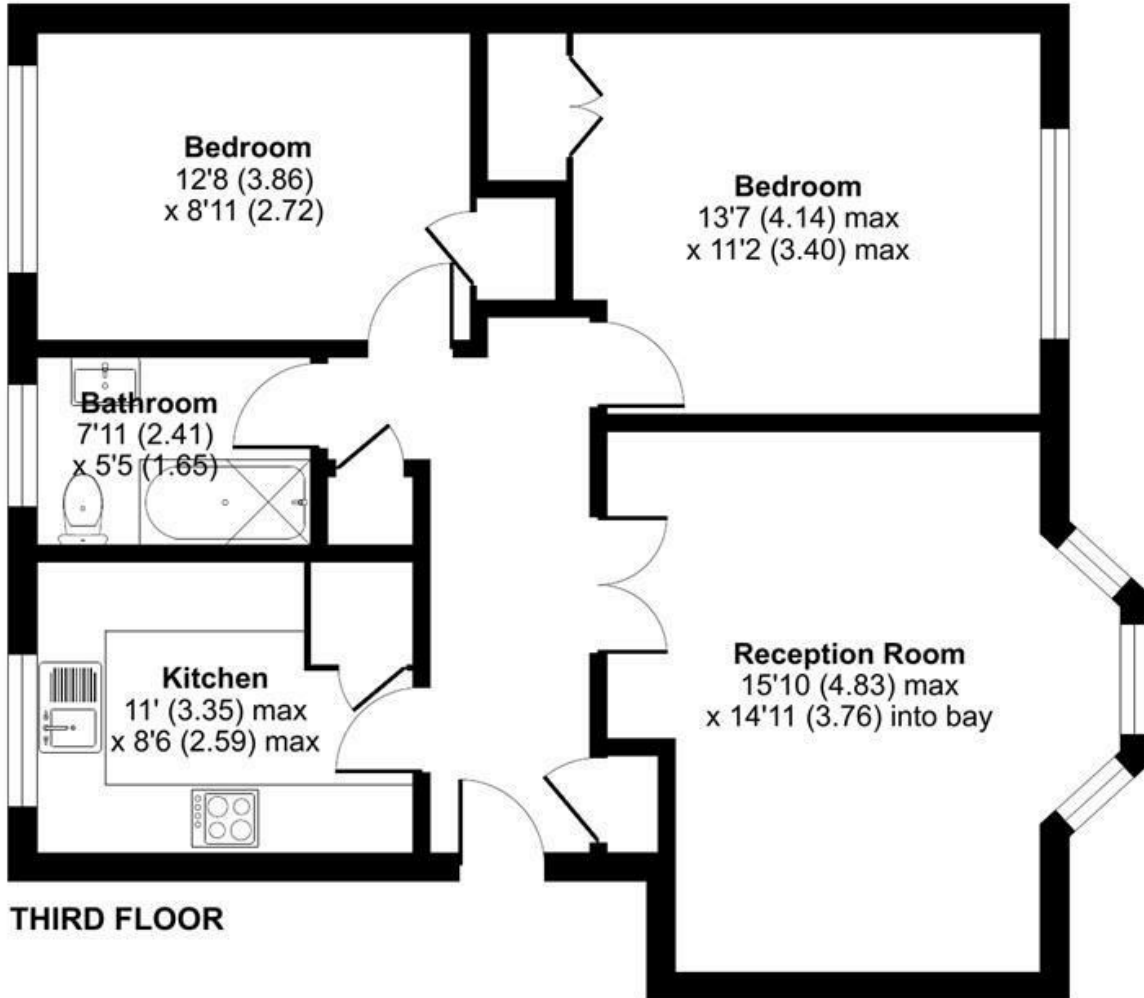
**Guide Price £399,950 Leasehold - Share of Freehold**

**EPC Rating: E**

# St. Andrew's Square, Surbiton, KT6

Approximate Area = 763 sq ft / 70.8 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: 1087649

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.

