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## Oak Hill Road, Surbiton, KT6 6EJ

An excellent, spacious two double bedroom ground floor purpose built apartment with a garage. Located in the popular Oak Hill area within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with generous lounge and dining space. There is a modern-fitted kitchen with appliances. A large main bedroom with a fitted wardrobe and a double second bedroom also with a wardrobe. The modern white bathroom has a shower over the bath. There is a welcoming entrance hallway with good-size storage cupboards. Modern double glazing and gas central heating. Sold with a Share of the Freehold and a lease in excess of 900 years. No onward chain. Council tax band C - We are advised the current service charge is approx. £410 per qtr.

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

**EPC Rating: D**

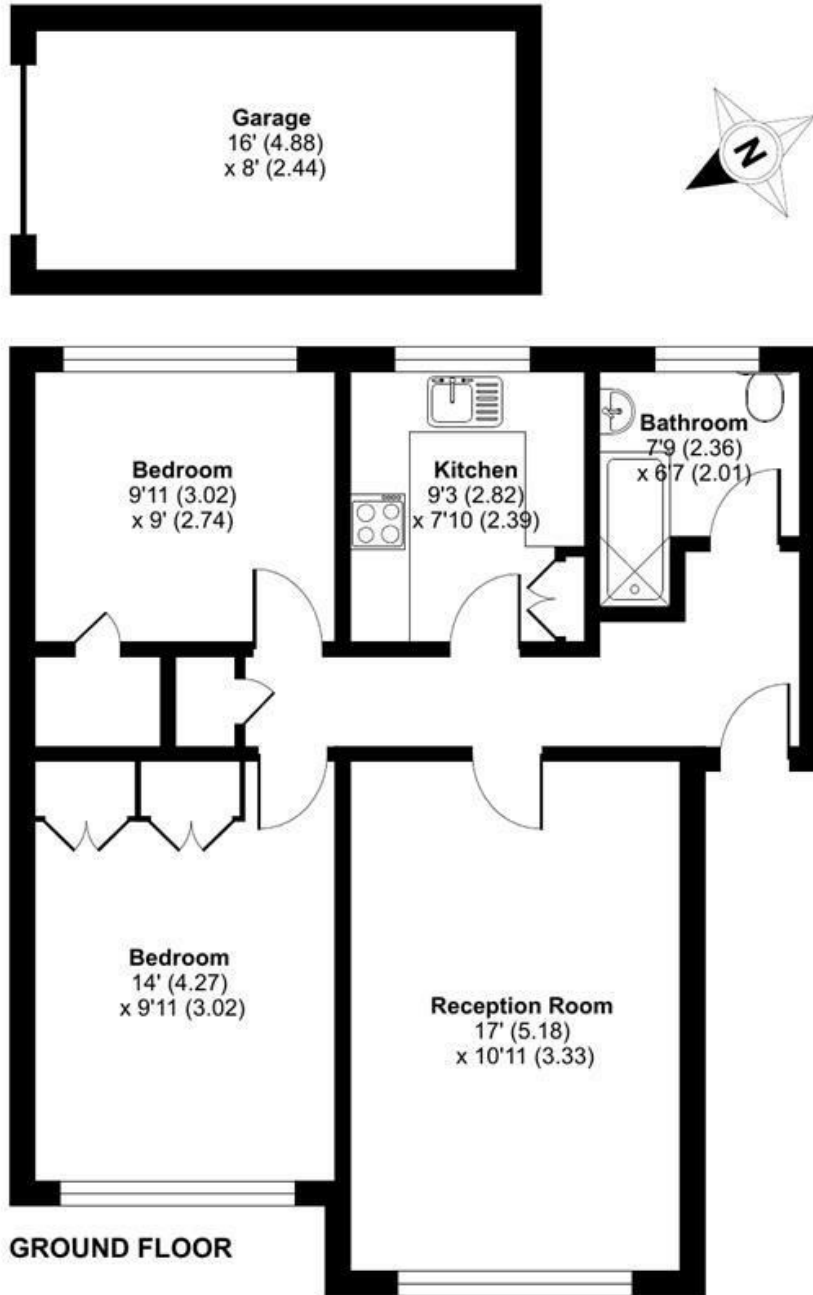
# Oak Hill Road, Surbiton, KT6

Approximate Area = 673 sq ft / 62.5 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 792 sq ft / 73.5 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 2023. Produced for Matthew James. REF: 1103359

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/fittings 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.

