



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



Hook Road, Surbiton, KT6 5BB

An excellent, spacious two-double bedroom top floor apartment with a private balcony. Located within easy reach of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a very large living room with ample sitting and dining space and a door leading out to the balcony. There is a separate fitted kitchen with integral appliances. A spacious main bedroom with fitted wardrobes and a double second bedroom. The white fitted bathroom suite includes a rainfall shower above the bath and there is a separate wc. The welcoming entrance hallway includes a number of storage cupboards. Gas central heating and double glazing. There is parking on a first come first serve basis at the rear of the property. Council tax band D. We are informed the lease is 172 years and the current service charge is approx. £104 per month.

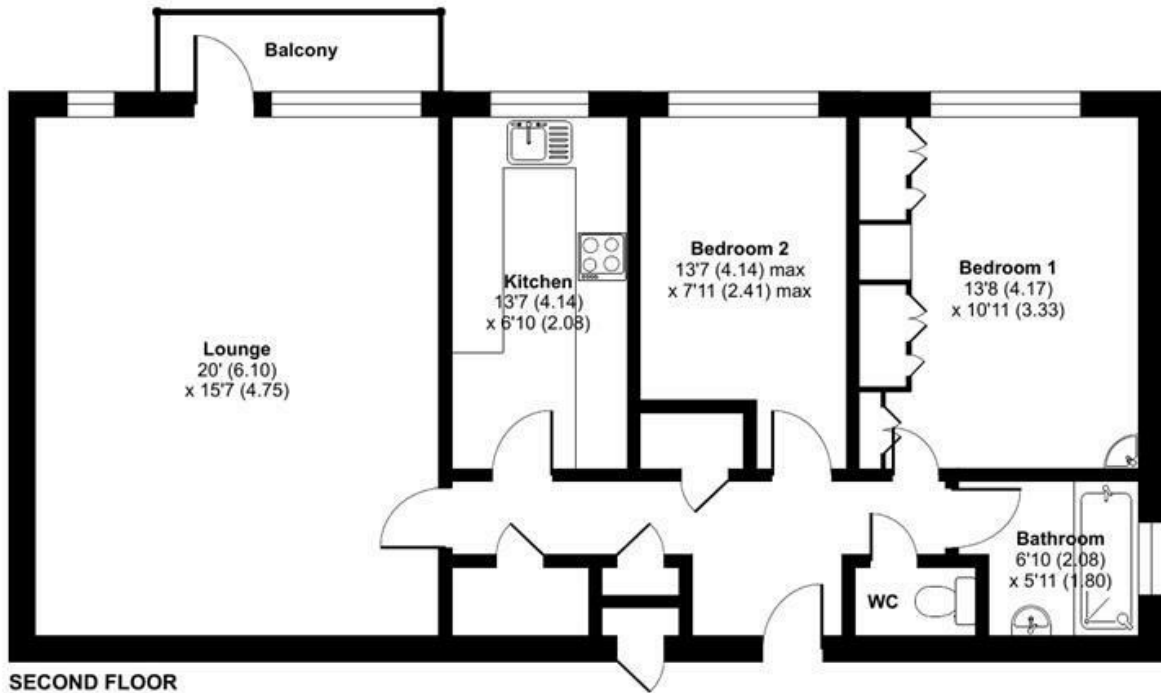
Guide Price £350,000 Leasehold

EPC Rating: C

Sydney Court, Hook Road, Surbiton, KT6

Approximate Area = 863 sq ft / 80.2 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: 1027461

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.

