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## St. Andrews Square, Surbiton, KT6 4ED

An excellent, spacious two double bedroom ground floor period apartment with direct access to the communal gardens and a garage. Set within the highly desirable courtyard of the Surbiton Court development. Located within a short walk of Surbiton mainline station and the high street. The many benefits include a large living room overlooking the courtyard gardens with ample sitting and dining space. There is a separate modern fitted kitchen. The generous sized main bedrooms has French doors opening to the communal garden. There is also a double second bedroom with fitted wardrobes and a modern fitted shower room with a large walk-in shower. The welcoming entrance hallway includes a storage cupboard. Gas central heating and double glazing. There is an external lock-up store room and a garage. Council tax band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is £495 per quarter. No onward chain. A lovely home in a wonderful setting.

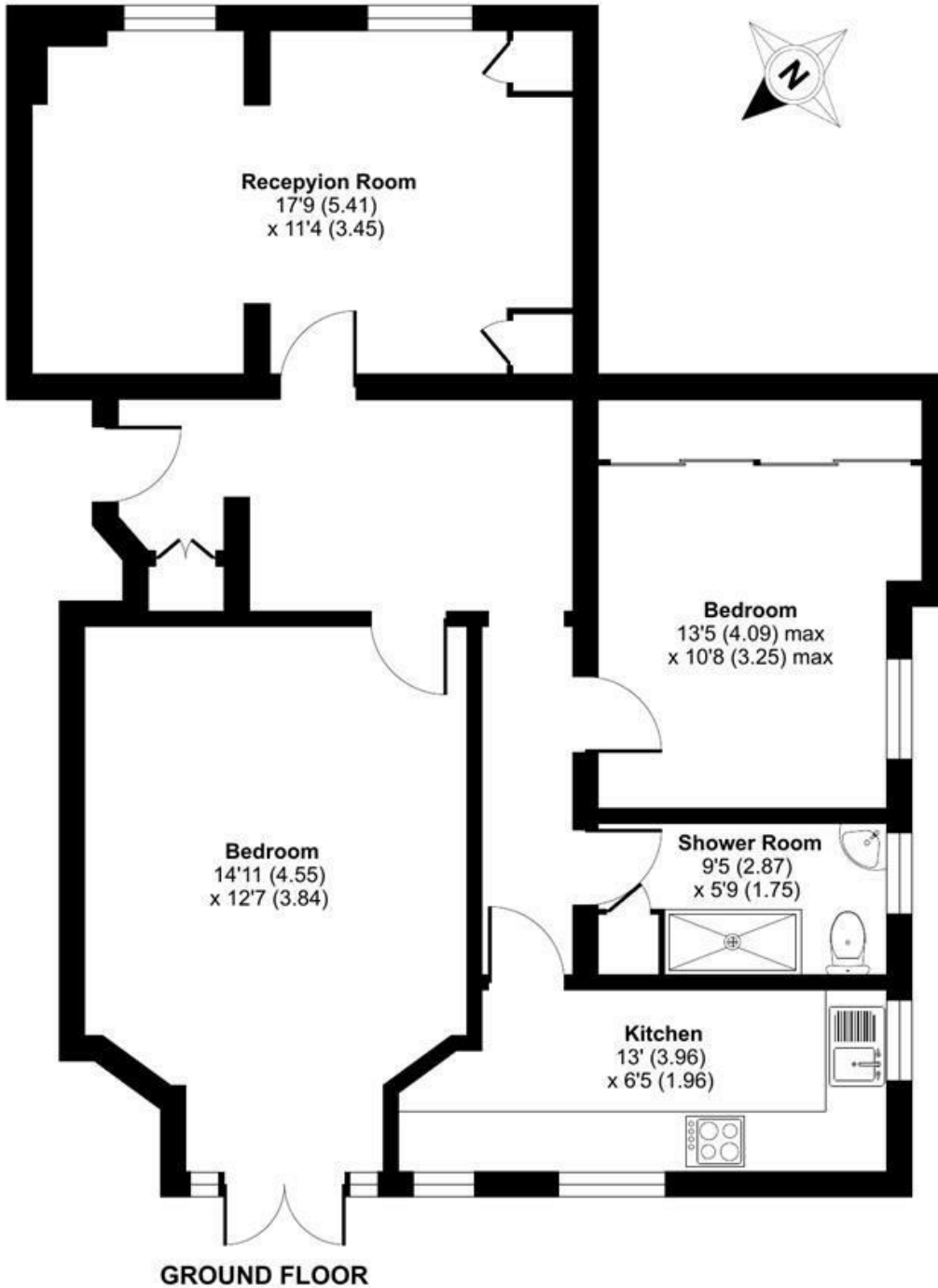
**Guide Price £550,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# St. Andrew's Square, Surbiton, KT6

Approximate Area = 872 sq ft / 81 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: 1112301

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>		66	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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	