



## Portsmouth Road, Thames Ditton, KT7 0XS

An outstanding, spacious, beautifully presented two-double bedroom garden floor apartment with parking for two cars and a small courtyard terrace. Located within the highly desirable Winters Bridge area, with Surbiton mainline station, the Thames, local shops and amenities all within walking distance. The many benefits include a lovely living room with a bay window and ample sitting and dining space. There is a separate sleek contemporary kitchen with integral appliances. Two large double bedrooms, one with extensive fitted wardrobes. The sumptuous modern white bathroom suite has a shower above the bath. There is a very generous sized entrance hallway and storage space. Gas central heating and double glazing. Externally there is a small private terrace and communal sitting area as well as parking for two cars. Sold with a Share of the Freehold and a lease of approx. 93 years. Council tax band D. We are informed the current service charge is £60 per month, including building insurance. A lovely home sold with no onward chain.

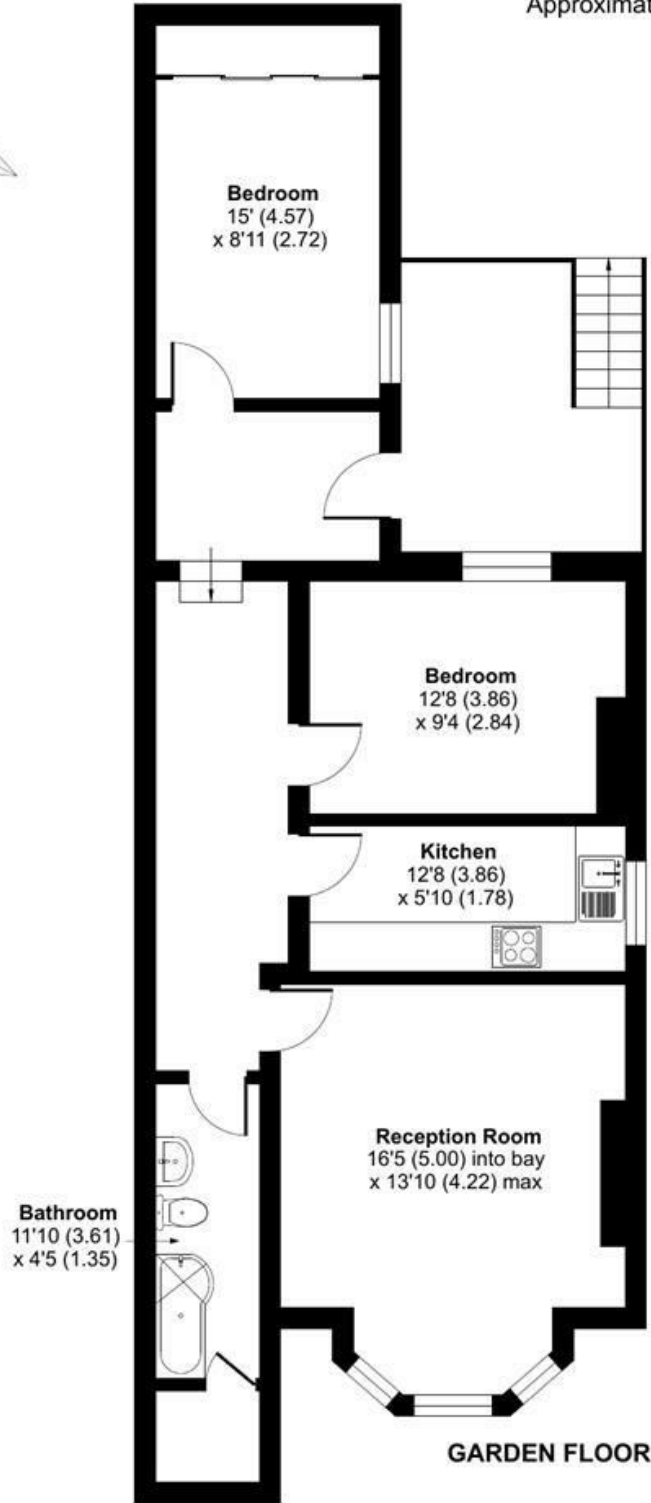
**Guide Price £469,950 Leasehold - Share of Freehold**

**EPC Rating: C**

# Portsmouth Road, Thames Ditton, KT7

Approximate Area = 809 sq ft / 75.1 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: 1115218

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.

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>England &amp; Wales</b>		69	76
		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	