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## Grove Road, Surbiton, KT6 4BX

An excellent, two-bedroom lift serviced, second floor apartment with a south-west facing balcony, a garage and a lock-up store. Located on one of the highly desirable 'river roads' within walking distance of Surbiton mainline station and the high street with the Thames at the end of the road. The many benefits include a large living room with ample sitting and dining space and sliding doors opening to the balcony. There is a separate kitchen breakfast room. A double master bedroom with fitted wardrobes and a good-sized second bedroom. There is a white bathroom and a separate wc. The welcoming entrance hallway also includes storage cupboards. Gas central heating. There is a garage (held on a separate lease of approx. 51 years) and an external storage shed to the rear. Well maintained, recently decorated communal hallways. There is also a pleasant communal garden at the rear. Council tax band D. Sold with a Share of the Freehold and lease in excess of 900 years. We are informed the current service charge is £2650 pa. No onward chain.

**Guide Price £470,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# Grove Road, KT6

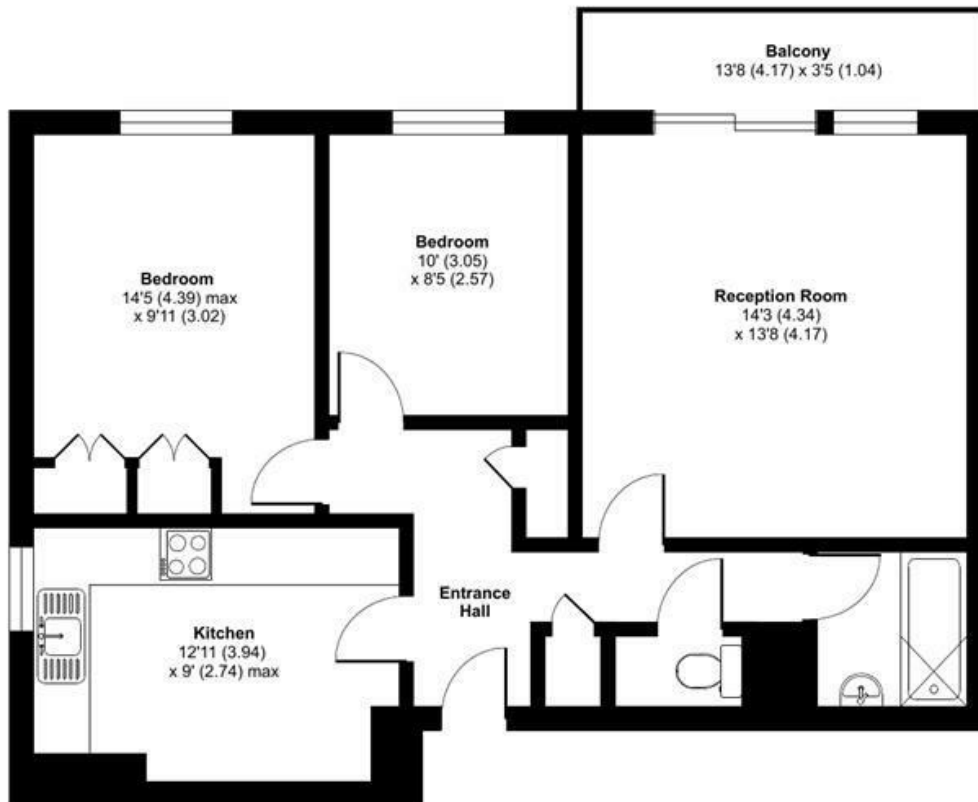
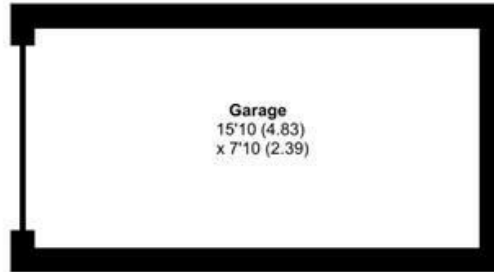
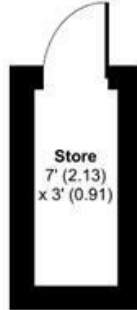
Approximate Area = 715 sq ft / 66.4 sq m

Garage = 124 sq ft / 11.5 sq m

Store = 21 sq ft / 2 sq m

Total = 860 sq ft / 79.9 sq m

For identification only - Not to scale



**THIRD FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1120043.

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.

