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## Bond Road, Surbiton, KT6 7SH

A spacious one bedroom top floor purpose built apartment with an allocated parking space. Located within easy reach of Surbiton mainline station and high street with local shops and amenities within a short walk. The many benefits include a large lounge-dining room and a semi-open-plan fitted kitchen with appliances. There is a generous sized double bedroom with wardrobes and a modern fitted bathroom with a shower above the bath. A welcoming entrance hallway with storage cupboards. Gas central heating and double glazing. There is an allocated parking space to the rear of the building. Council tax band C. Sold with a Share of the Freehold and a lease of 102 years. We are informed the current service charge is £1400 pa. Completion November 2024, no onward chain.

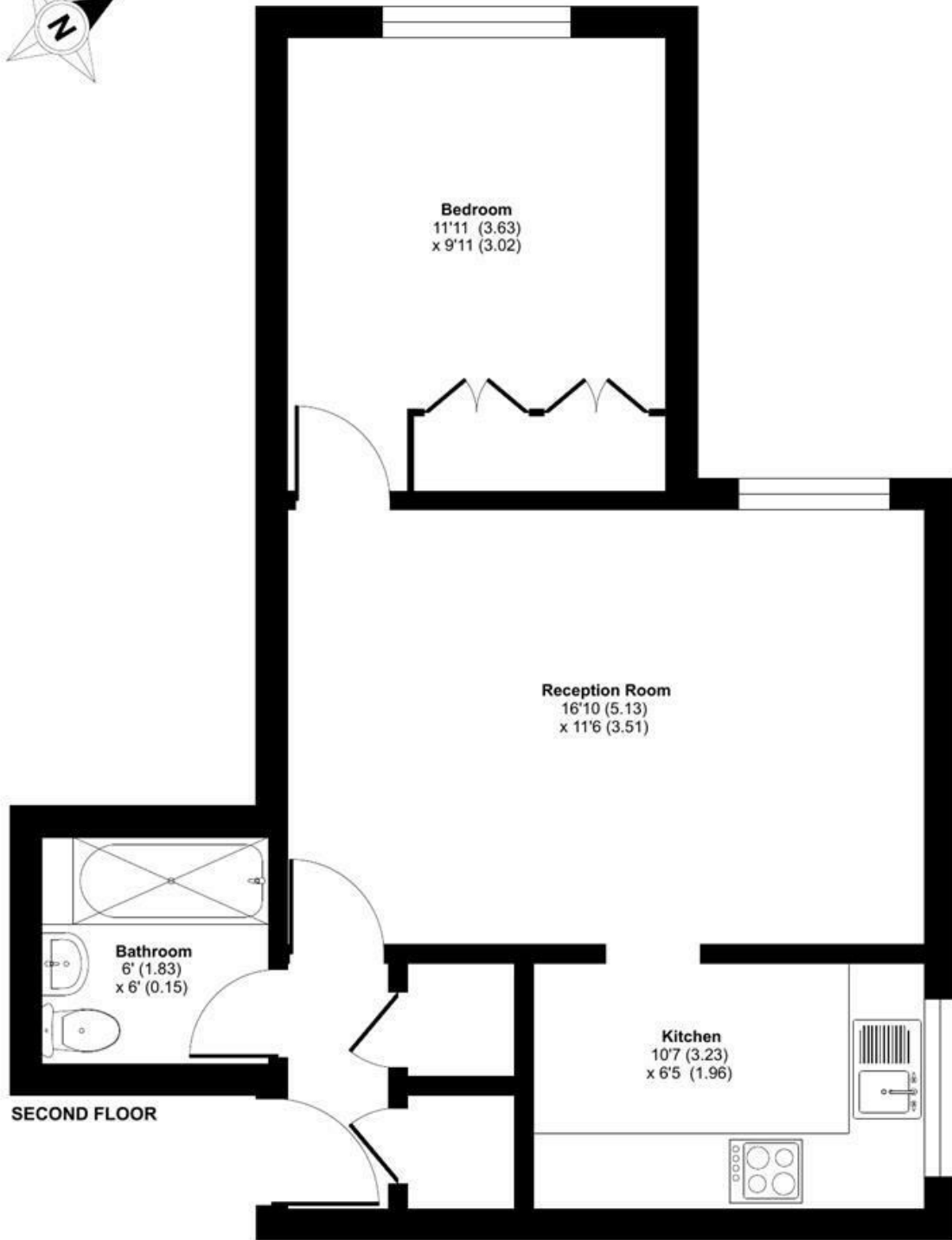
**Guide Price £275,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# Oakleigh Court, Bond Road, Surbiton, KT6

Approximate Area = 479 sq ft / 44.5 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 2024. Produced for Matthew James. REF: 1121701

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.

