



Matthew James

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Villiers Avenue, Surbiton, KT5 8BB

An excellent, spacious two double bedroom first floor maisonette with a private garden. Located within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with ample sitting and dining space and a fireplace. There is a separate fitted kitchen breakfast room. A spacious main bedroom and a good size second bedroom with built-in storage. The modern white bathroom suite includes a shower over the bath. Gas central heating and double glazing. There is a private enclosed garden to the side of the property. Council tax band C. The lease is approx. 930 years. We are advised the ground rent is £12 pa. We are also advised there is no service charge. Sold with no onward chain.

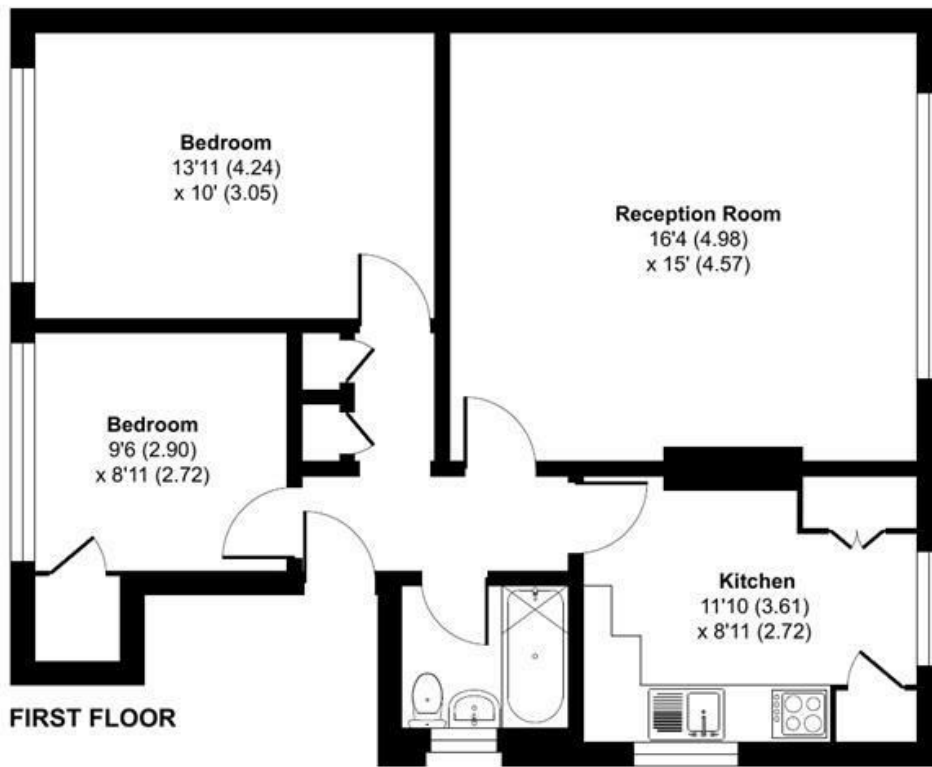
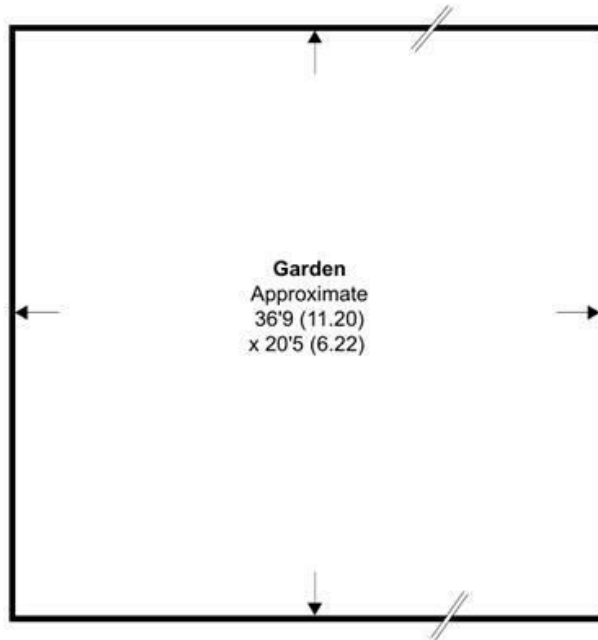
Guide Price £400,000 Leasehold

EPC Rating: C

Villiers Avenue, Surbiton, KT5

Approximate Area = 705 sq ft / 65.4 sq m (includes garage)

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: 1117567

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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		75	75
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		