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## Brighton Road, Surbiton, KT6 5BG

An outstanding, contemporary one bedroom third floor lift serviced apartment, with a large private balcony/terrace offering far-reaching views. Located in central Surbiton, within a short walk from the mainline station and high street. The many benefits include a large open-plan living space with ample sitting and dining space, a separate study/snug, a sleek fitted kitchen with integral appliances, stone surfaces and sliding doors opening to the balcony. The spacious double bedroom includes fitted wardrobes. There is a sumptuous white and stone bathroom with a shower over the bath. A welcoming entrance hallway with a storage cupboard. Double glazing and underfloor heating. Well maintained communal areas. Secure bike store. No car parking permit available. Council tax band C. Sold with a lease of 243 years. We are informed the the service charge for last was £1,580.57 and the ground rent £425pa.

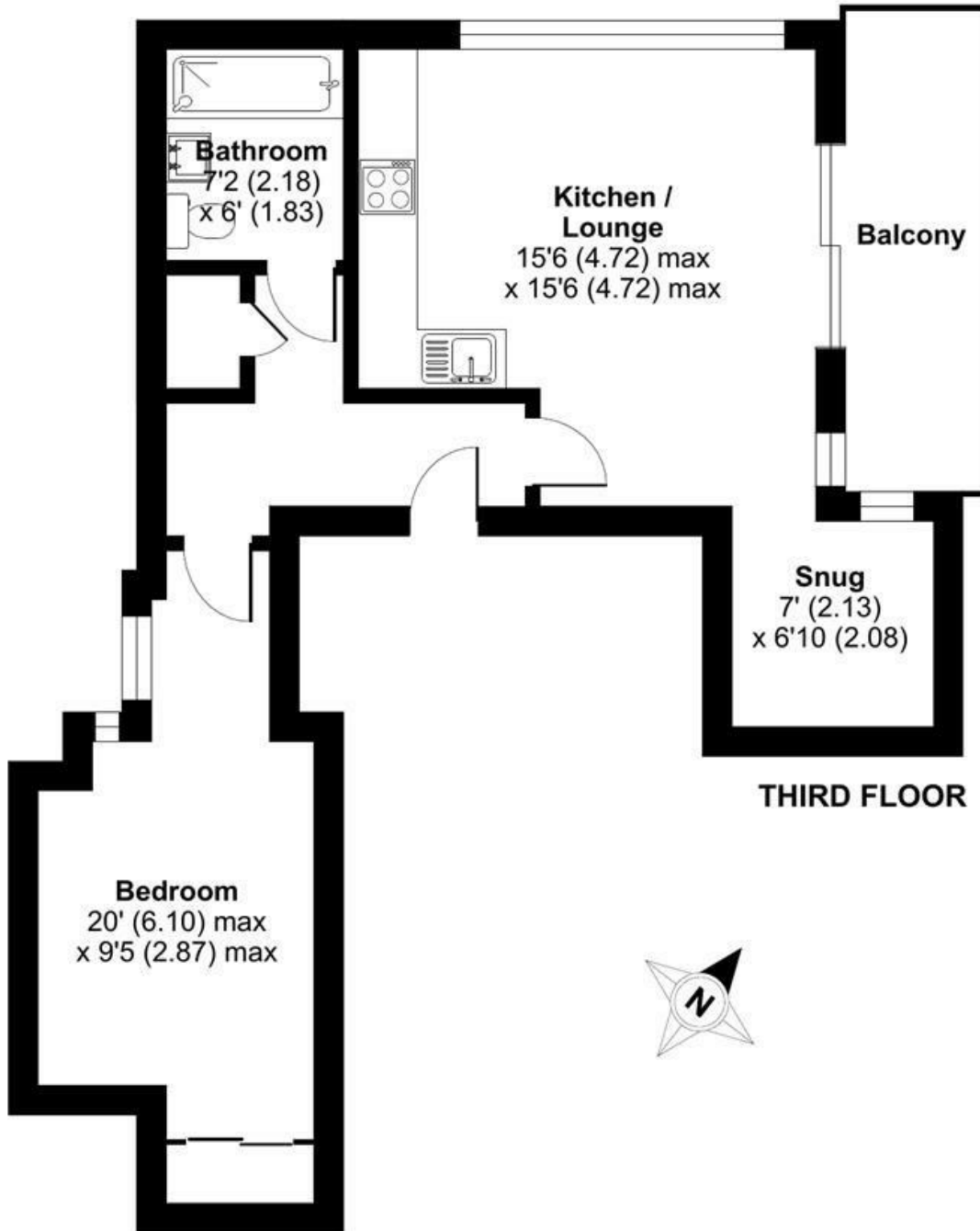
**Guide Price £415,000 Leasehold**

**EPC Rating: B**

# Indigo Square, Surbiton, KT6

Approximate Area = 546 sq ft / 50.7 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: 1109169

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>			
(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>		82	82
	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		