



## Kingston Road, Surbiton, KT5 9NR

An excellent, well presented two double bedroom second-floor purpose built apartment with a garage. Located within a short walk of Tolworth station and the Broadway. The many benefits include a good size living room with sitting and dining space. There is a separate sleek fitted kitchen with an integral oven-hob-hood, fridge, freezer and washing machine. A large master bedroom with a fitted wardrobe and a double second bedroom. The modern white bathroom suite with a shower over the bath. The welcoming entrance hallway includes a storage cupboard. Gas central heating and double glazing. There are well maintained grounds and a garage in a block to the rear. Council tax band C. Sold with a lease in excess of 900 years, we are informed the service charge is £330 per qtr. A lovely home sold with no onward chain.

**Guide Price £315,000 Leasehold**

**EPC Rating: D**

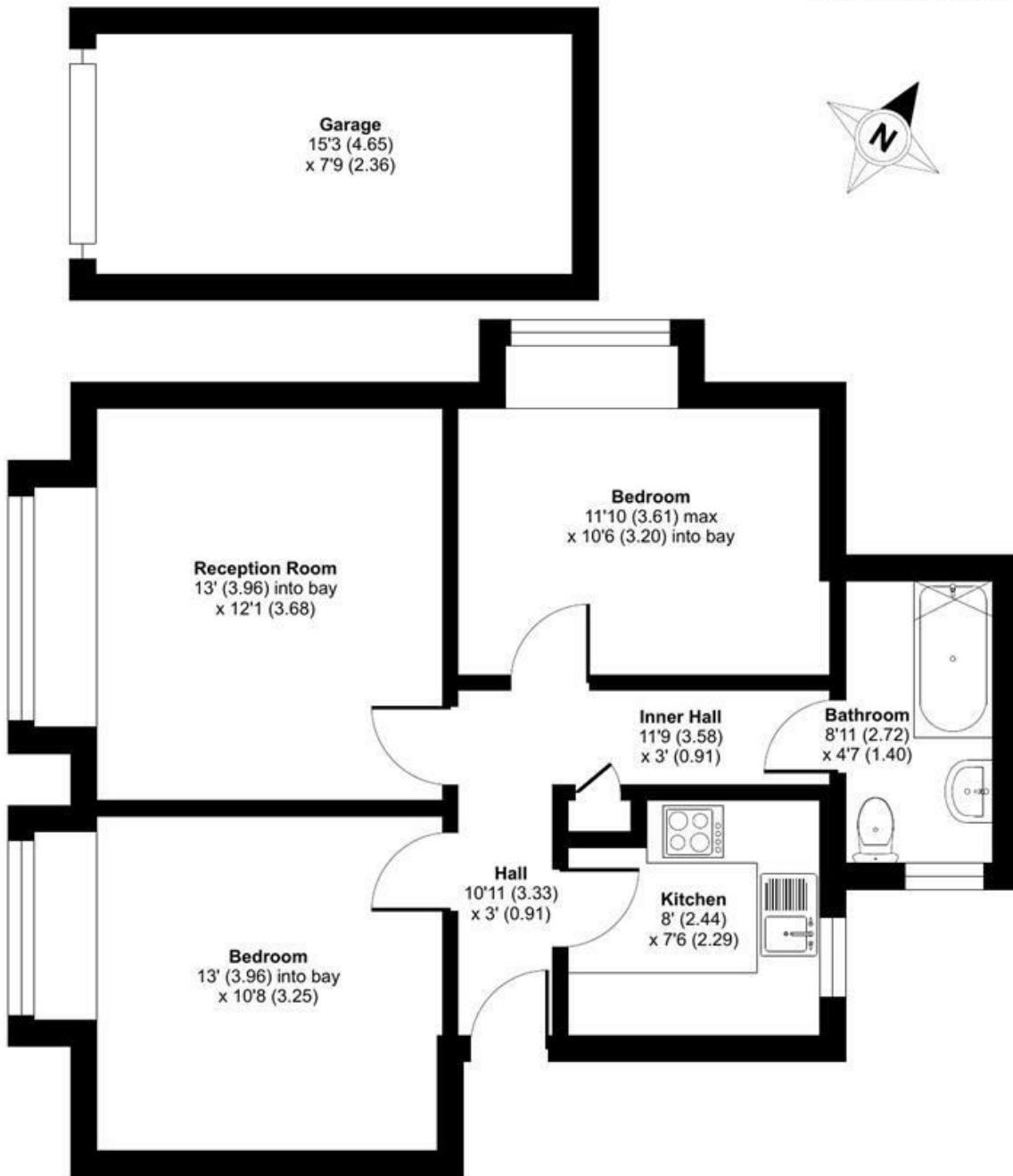
# Kingston Road, KT5

Approximate Area = 588 sq ft / 54.6 sq m

Garage = 116 sq ft / 10.8 sq m

Total = 704 sq ft / 65.4 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1160746

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			
		63	76
<b>England &amp; Wales</b>		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	