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## The Avenue, Surbiton, KT5 8JP

An excellent spacious ground floor studio apartment with a large separate room and parking. Located on a tree lined avenue within walking distance of Surbiton mainline station and high street. The many benefits include a large, light studio room with fitted wardrobes. A separate sleek new fitted kitchen with an integral oven-hob-hood. There is a new white bathroom suite with a shower over the bath. A welcoming entrance hall. Electric heating and double glazing. Parking to the rear of the building. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £1,000 pa. Sold with no onward chain.

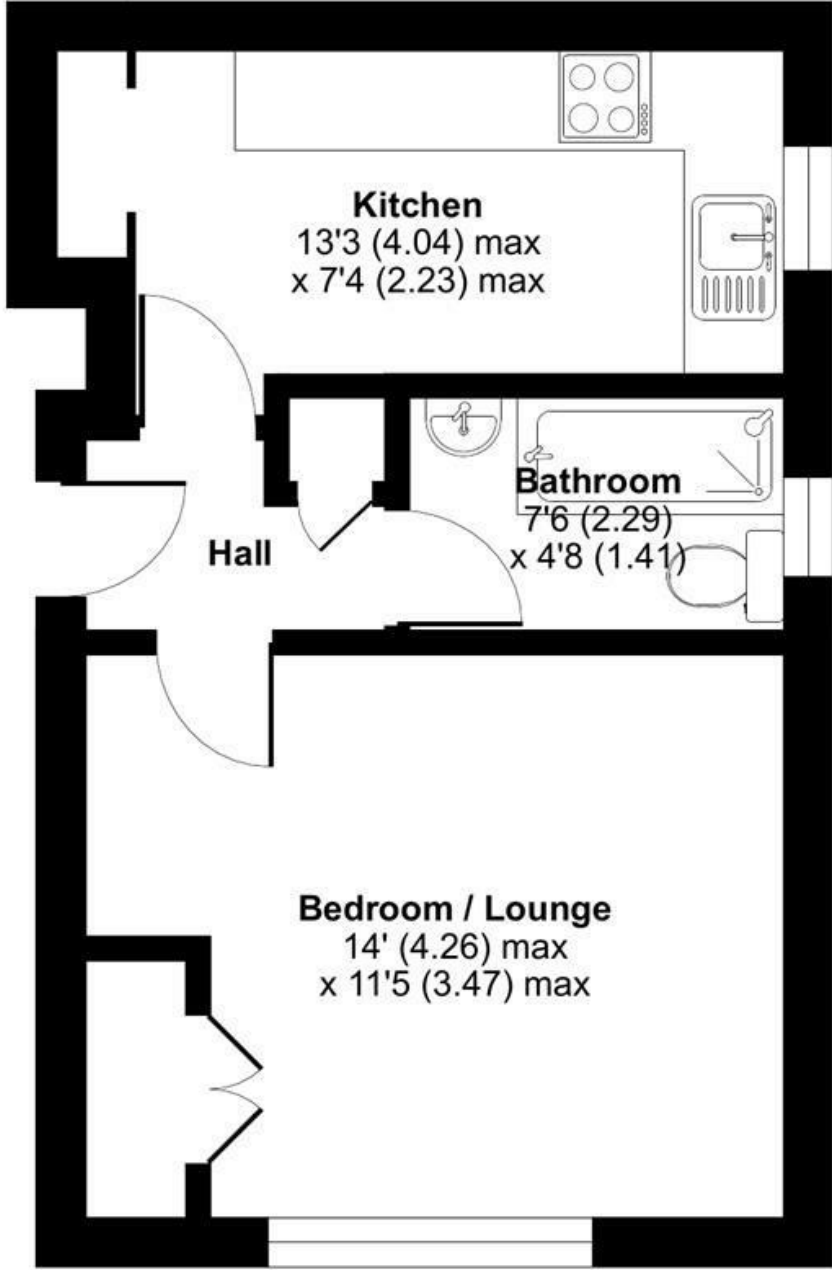
**Guide Price £225,000 Leasehold - Share of Freehold**

**EPC Rating: E**

# The Avenue, Surbiton, KT5

Approximate Area = 327 sq ft / 30.3 sq m

For identification only - Not to scale



## GROUND 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: 1181096

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.

