



Cleaveland Road, Surbiton, KT6 4AJ

An outstanding, light and bright one bedroom top floor conversion apartment presented in excellent condition with a lovely secluded communal garden. Located on one of the highly desirable river roads, within a short walk of Surbiton mainline station and high street with the River Thames at the end of the road. The many benefits include a south-west-facing living room with sitting and dining space. There is a separate, quality bespoke kitchen with an integral oven-hob-hood, appliances including washing machine, dishwasher and fridge. The double bedroom looks over the garden and enjoys additional eaves' storage. The modern white bathroom suite includes quality fittings, a shower over the bath and storage. The double height entrance hall and half landing offer a useful study area. Gas central heating and double glazing. There is a well maintained secluded communal garden. Council tax band C. Lease 151 years, we are informed the service charge is £1,800 pa and the ground rent £300pa.

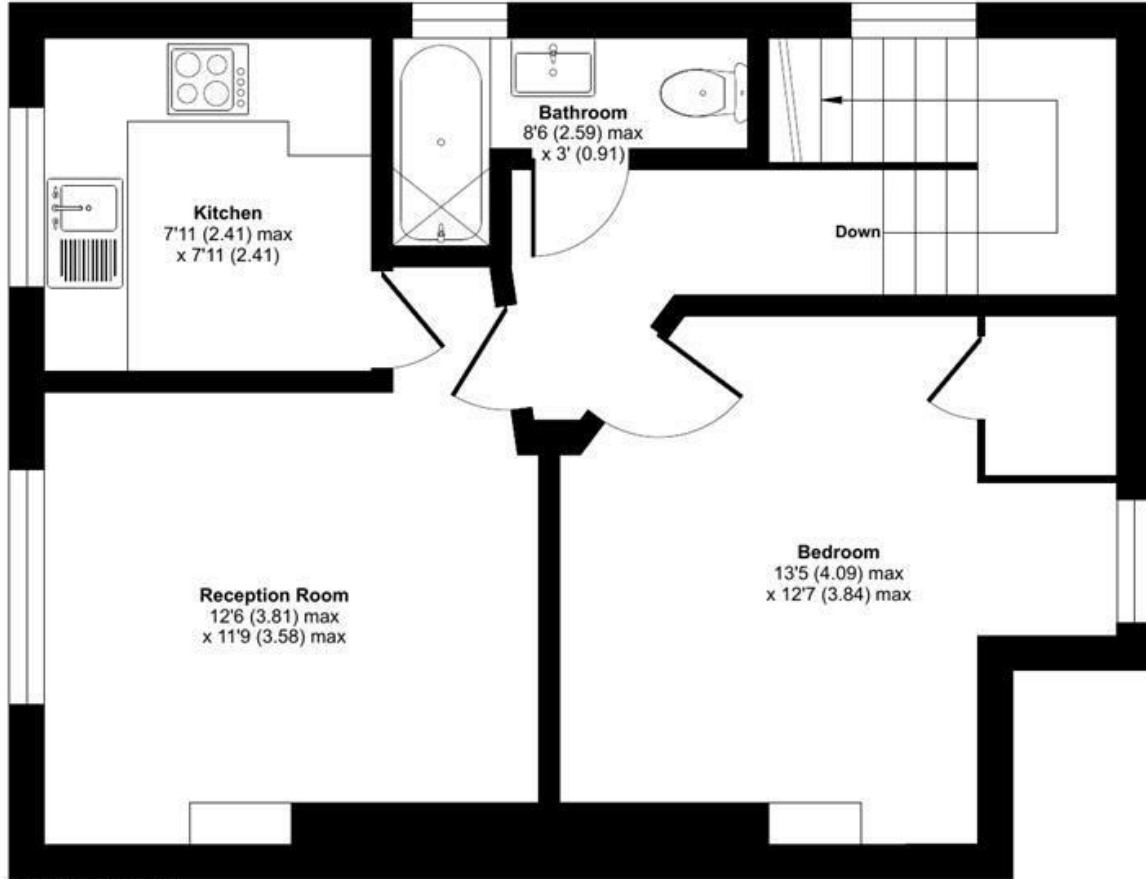
Guide Price £385,000 Leasehold

EPC Rating: C

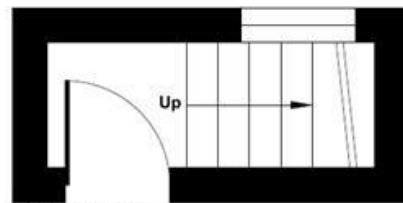
Cleaveland Road, Surbiton, KT6

Approximate Area = 503 sq ft / 46.7 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST 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: 1192931

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) 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			
		71	77
England & Wales		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	