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Ellerton Road, Surbiton, KT6 7BQ

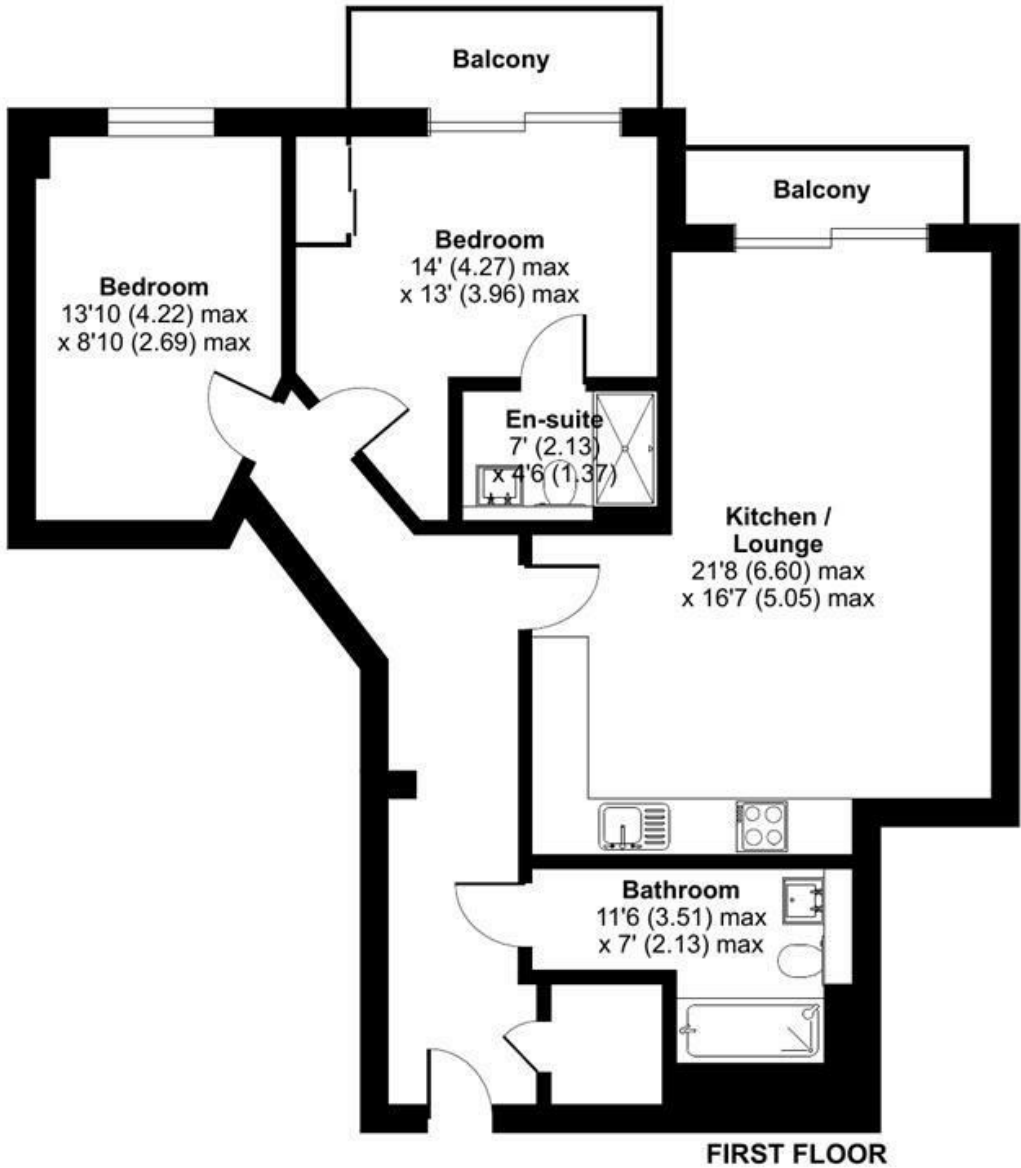
An outstanding two double bedroom, two bathroom lift serviced first floor apartment with two private balconies and secure underground parking. Set in a landmark building within easy reach of Surbiton mainline station with local shops and amenities on the 'door step'. The many benefits include a large contemporary open-plan living space which enjoys a sleek kitchen with integral AEG appliances and stone surfaces. Plus generous sitting and dining areas with sliding glass doors opening to a balcony. The master bedroom enjoys a sumptuous en-suite shower room, fitted wardrobes and a balcony. There is also a double second bedroom and a coordinated main bathroom with a shower over the bath. Electric heating and double glazing. At the top of the building there is a large communal roof terrace. Council Tax Band D - Lease approx. 117 years. We are informed the current costs are approx. service charge £160 pcm- ground rent £350 pa and building insurance £450 pa.

Guide Price £475,000 Leasehold

EPC Rating: B

Watton Point, Ellerton Road, Surbiton, KT6

Approximate Area = 821 sq ft / 76.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2024. Produced for Matthew James. REF: 1207374

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		
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		