

## Ellerton Road, Surbiton, KT6 7BQ

An outstanding two double bedroom, two bathroom lift serviced second floor apartment with a private balcony 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 and fitted wardrobes. 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. Underground parking and a bike store. Council Tax Band D - Lease approx. 117 years. We are informed the current costs are approx; service charge £162 pcm- ground rent £350 pa and building insurance £450 pa.

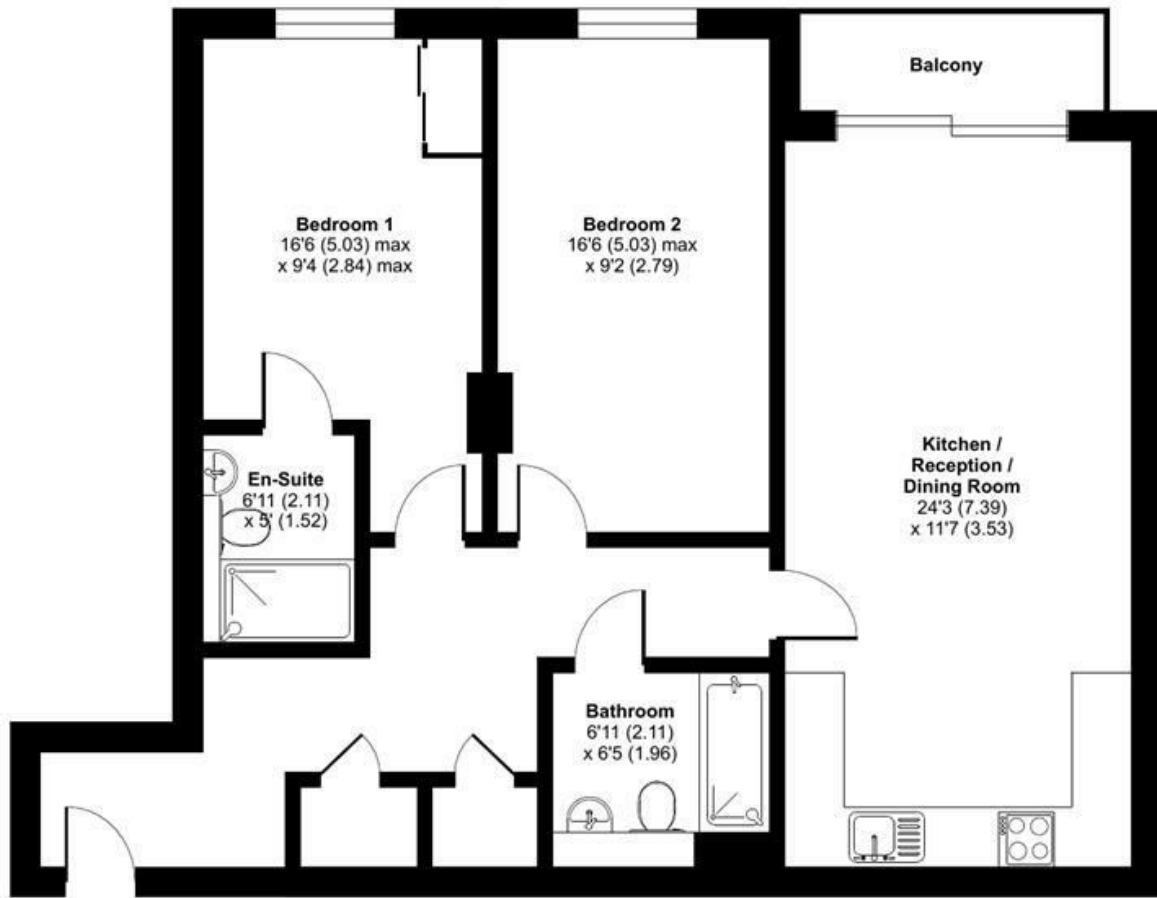
**Guide Price £480,000 Leasehold**

**EPC Rating: B**

# Watton Point, Ellerton Road, Surbiton, KT6

Approximate Area = 837 sq ft / 77.8 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Matthew James. REF: 1226218

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/fitting 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>86</b>		<b>86</b>	
England & Wales			
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			
England & Wales			
EU Directive 2002/91/EC			