



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Maple Road, Surbiton, KT6 4AZ

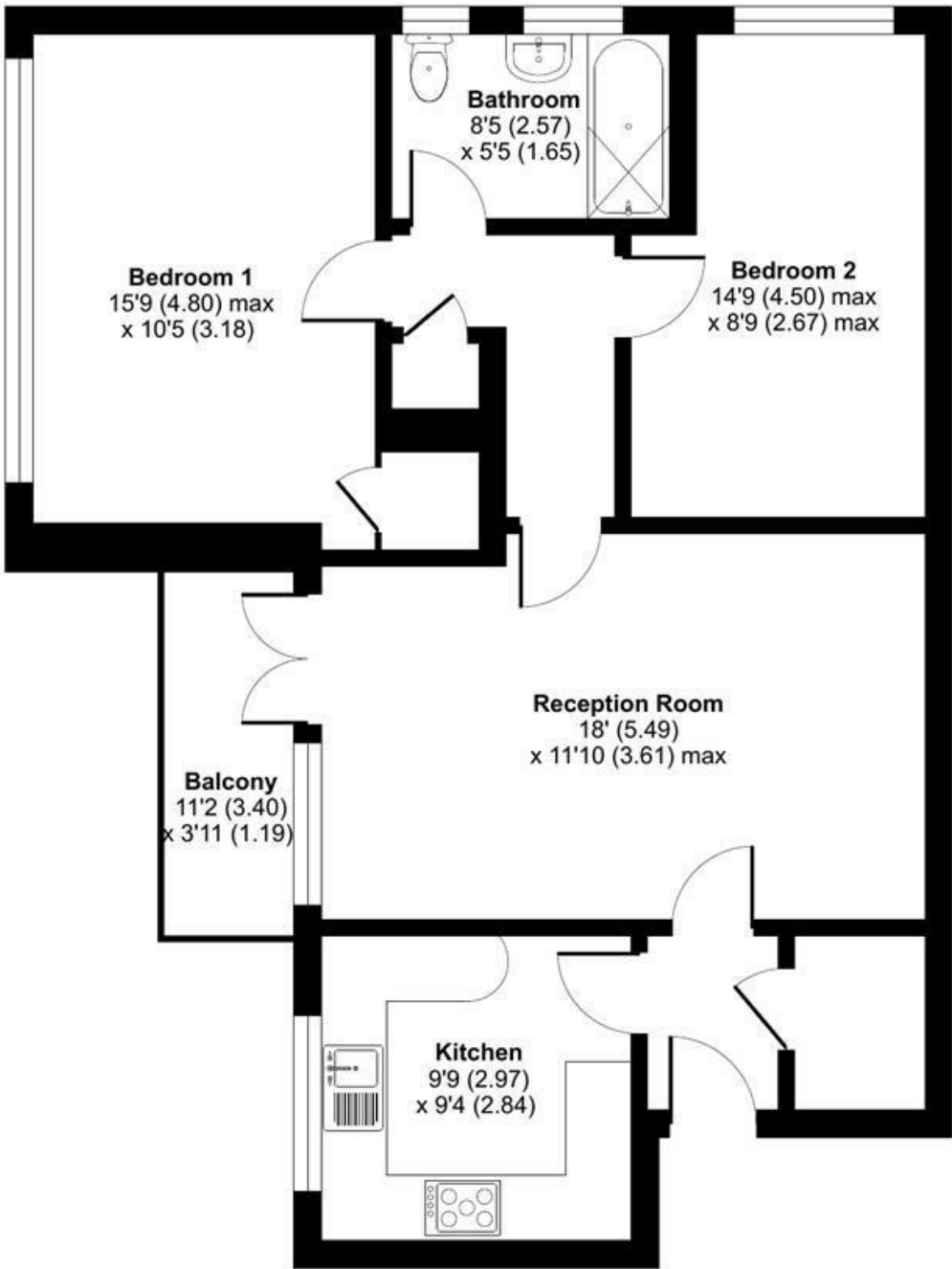
An outstanding, spacious two double bedroom top floor apartment with a private balcony. Located within the heart of Surbiton, the mainline station and high street are within walking distance also the Thames and river path walk to Kingston. The many benefits include a large living room with ample sitting and dining space and a door leading out to the balcony. There is a separate sleek fitted kitchen with integral appliances and oak surfaces. A very large master bedroom with a fitted wardrobe and a double second bedroom. A modern white bathroom suite with a rainfall shower over the bath. The entrance lobby includes a large walk-in storage cupboard. Gas central heating and double glazing. Well maintained communal gardens. Council tax band D. Sold with a Share of the Freehold and lease over 900 years. We are informed the service charge is £490 per qtr. A lovely home.

Guide Price £500,000 Leasehold - Share of Freehold

EPC Rating: C

Maple Road, Surbiton, KT6

Approximate Area = 781 sq ft / 72.5 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). © n°checon 2024. Produced for Matthew James. REF: 1209227

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		
72		78
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		