



# Matthew James

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## St. Andrews Square, Surbiton, KT6 4ED

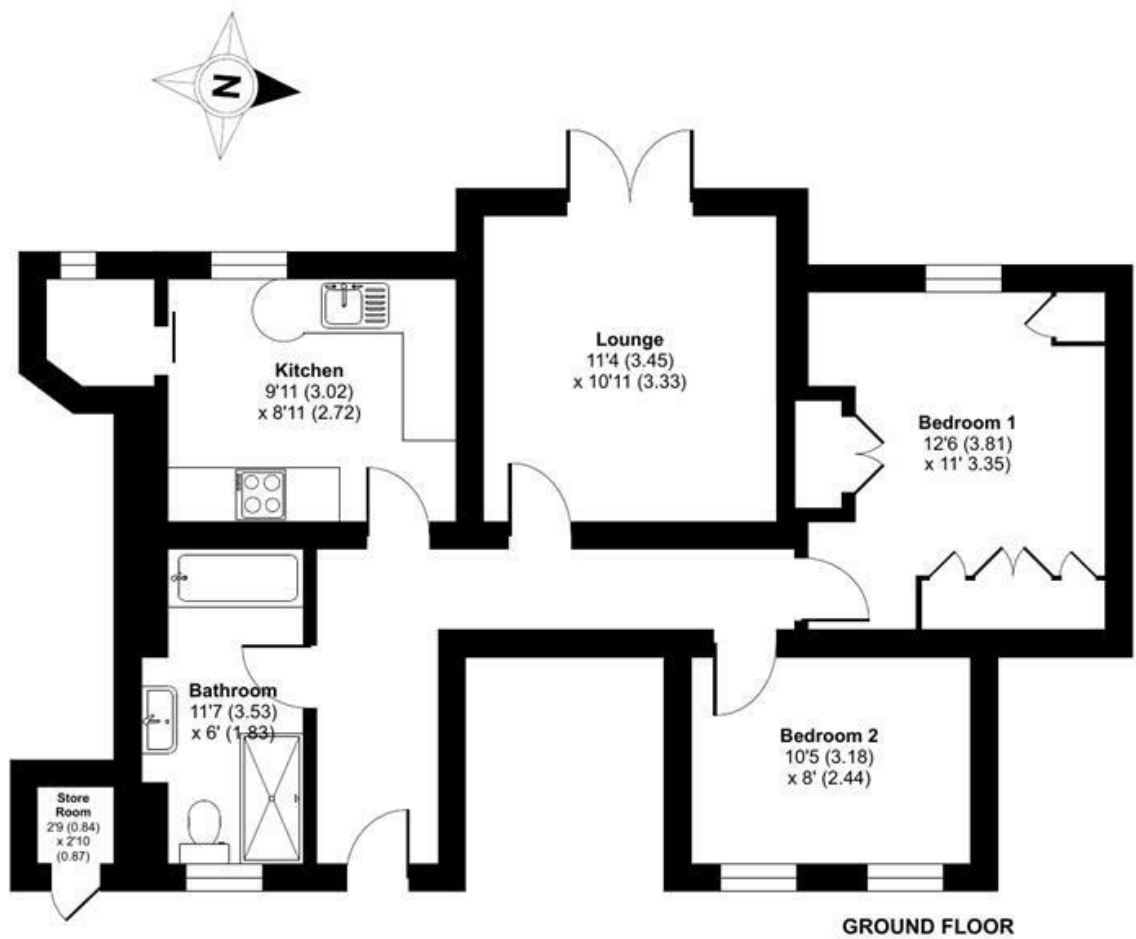
An outstanding, two double bedroom ground floor period apartment fitted to a high specification, comprehensive insulation and direct access to the communal gardens. Set within the desirable courtyard of the Surbiton Court development. Located within a short walk of Surbiton mainline station and the high street. The many benefits include a living room with French doors opening to the communal gardens. There is a separate bespoke designed in-frame fitted kitchen including, a breakfast bar, integral appliances, stone surfaces, underfloor heating and a walk-in pantry. The main bedroom has extensive fitted wardrobes. There is also a double second bedroom. The sumptuous bathroom includes a walk-in shower, separate bath and underfloor heating. There is a welcoming entrance hallway. Comprehensive insulation, Gas central heating LED Lighting and double glazing. External to the property is a lock-up store room. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the current service charge is £750.03 per quarter. Ground rent £20 per annum. No onward chain. A lovely apartment in a prestigious setting.

**Guide Price £499,950 Leasehold - Share of Freehold**

**EPC Rating: C**

# Surbiton Court, St. Andrew's Square, Surbiton, KT6

Approximate Area = 668 sq ft / 62.1 sq m  
Store Room = 8 sq ft / 62.1 sq m  
Total = 668 sq ft / 62.1 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1140619

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		
73	76	
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		