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Avenue Elmers, Surbiton, KT6 4TJ

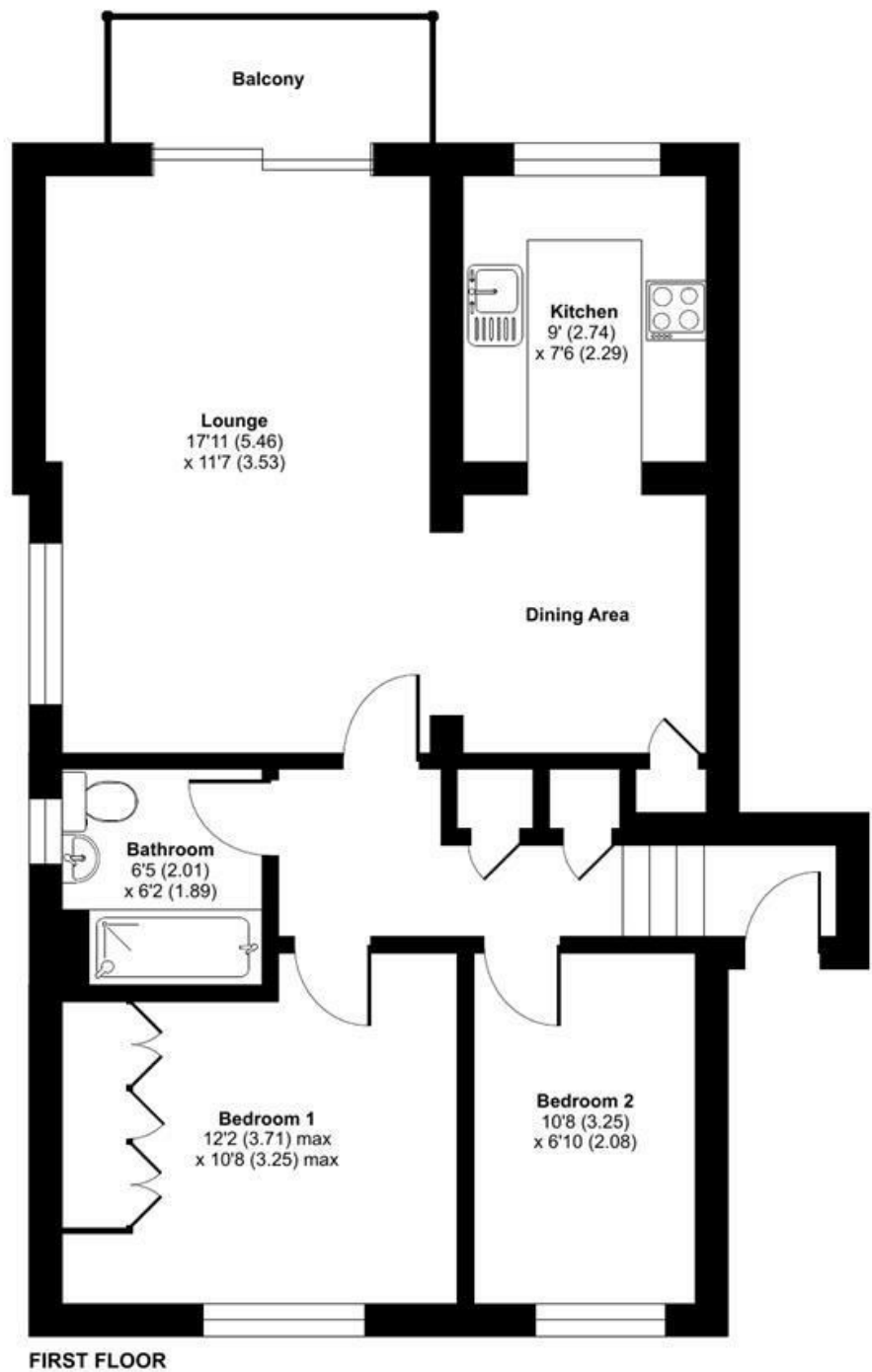
An excellent, spacious two-bedroom first-floor lift-serviced apartment with a private balcony and parking. Located within a short walk of Surbiton mainline station and high street. The many benefits include large living space with a bright lounge opening onto the balcony, a separate dining area which leads to a sleek contemporary kitchen including integral appliances. There is a large double bedroom with fitted wardrobes, a good size second bedroom and a modern white bathroom suite with a shower over the bath. There is a welcoming entrance hallway with built-in storage. Gas central heating and double glazing. Parking to the rear of the building. Sold with a Share of the Freehold and a lease of 103 years. We are informed the service charge is £2,000 pa. Sold with no onward chain.

Guide Price £429,950 Leasehold - Share of Freehold

EPC Rating: C

Avenue Elmers, Surbiton, KT6

Approximate Area = 702 sq ft / 65.2 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 2025. Produced for Matthew James. REF: 1254072

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.

