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## Ewell Road, Surbiton, KT6 6HJ

An excellent, spacious, well-presented two-double bedroom, top-floor lift-serviced apartment with a private balcony, far-reaching views and a garage. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the 'doorstep'. The many benefits include a very large lounge dining room with wooden floors and sliding doors leading to the balcony. There is a separate new contemporary fitted kitchen with integral appliances and stone-composite surfaces. The welcoming entrance hall includes extensive storage. The large master bedroom and a double second bedroom both include fitted wardrobes. There is a modern white shower room and a separate wc. Gas central heating, modern double glazing re-wired in 2021/24. Well maintained communal garden and a good size garage with a new door in a block to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £1500 pa. A lovely home.

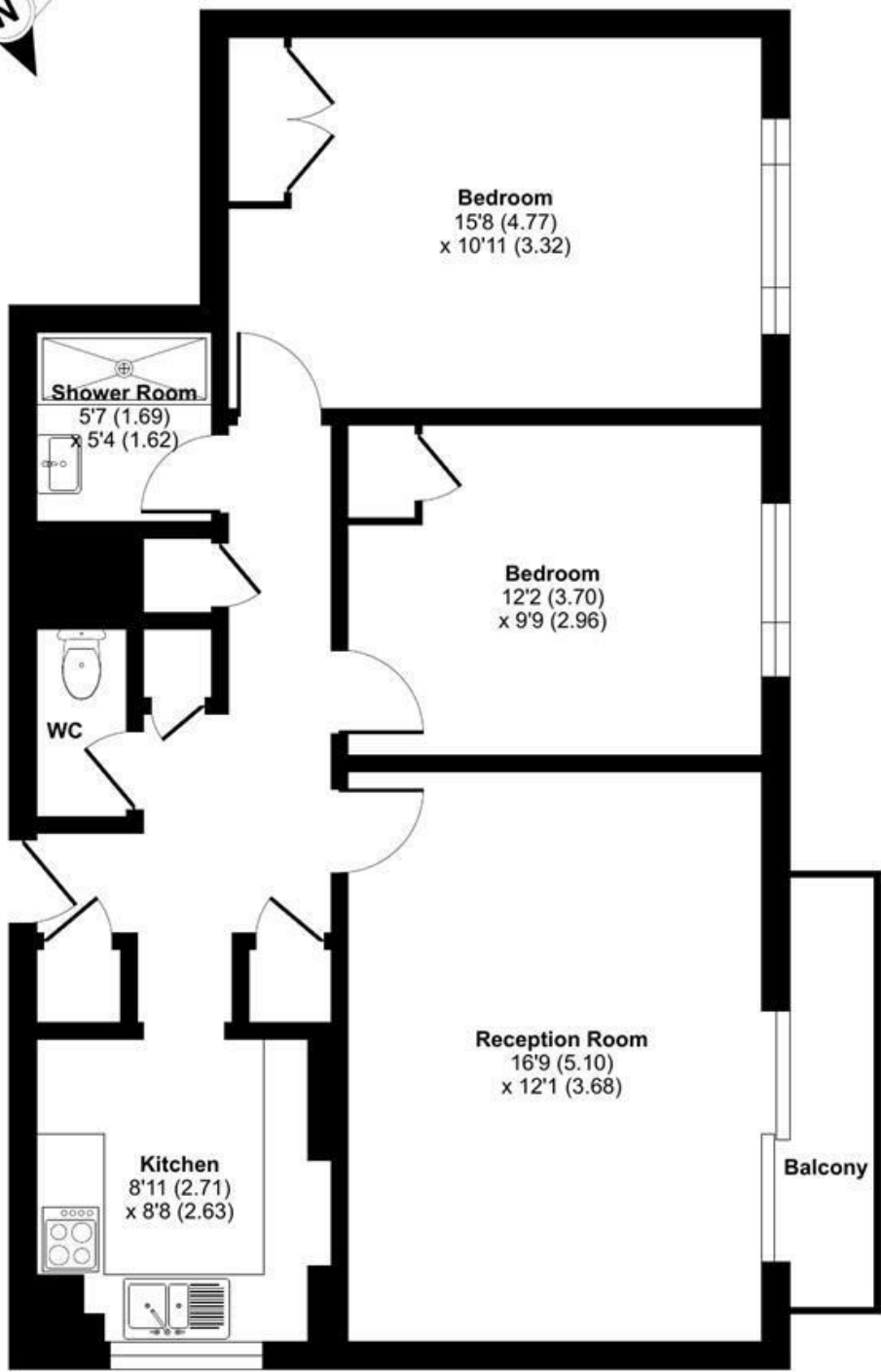
**Guide Price £425,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# Chalford Court, Ewell Road, Surbiton, KT6

Approximate Area = 766 sq ft / 71.1 sq m

For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1269286

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.

