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## Grove Road, Surbiton, KT6 4EU

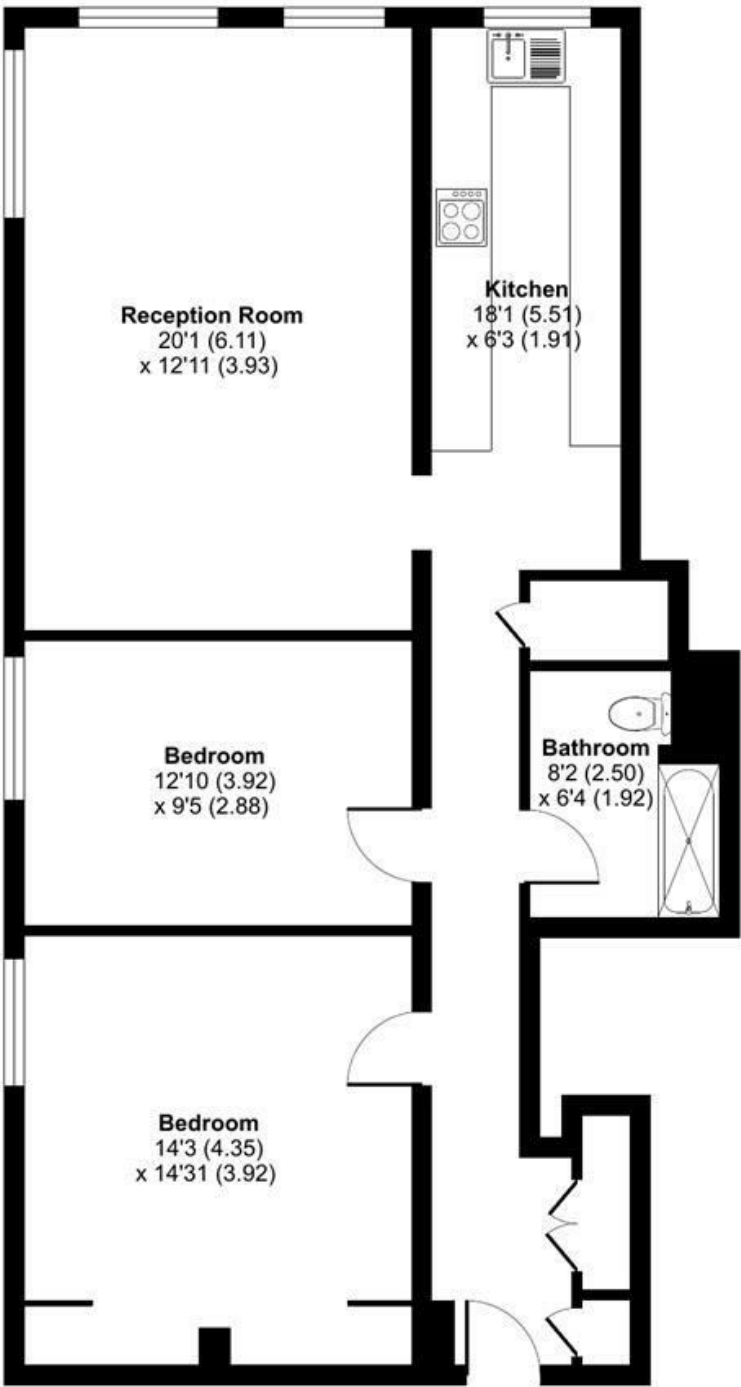
A very spacious two-double bedroom ground floor apartment with views towards the Thames and a garage. Set in a prime location within walking distance of Surbiton mainline station and along the Thames river path to Kingston. Many benefits include a very large living room with ample sitting and dining space. There is a good size separate modern fitted kitchen with appliances. A large master bedroom with a built-in wardrobe and a double second bedroom. There is a modern white and stone bathroom suite with a shower over the bath. The welcoming entrance hallway includes storage. Gas central heating and double glazing. Well-maintained communal areas and a garden. The garage is in a block to the rear. Sold with a Share of the Freehold, a lease in excess of 900 years and no onward chain. Council Tax Band E. We are advised the service charge is £3,794 pa. No onward chain.

**Guide Price £525,000 Leasehold - Share of Freehold**

**EPC Rating: C**

# Anglers Reach, Grove Road, Surbiton, KT6

Approximate Area = 888 sq ft / 82.4 sq m  
For identification only - Not to scale



GROUND FLOOR

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: 1299346

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.

