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South Bank, Surbiton, KT6 6DB

TO LET

A spacious and well presented one bedroom purpose-built apartment on the 1st floor of this small development located within a minutes walk of Surbiton mainline station and high street. Recently decorated throughout, the accommodation comprises; entrance hall, a large lounge dining room with a floor to ceiling picture window, A fitted contemporary, white high gloss kitchen, with integral appliances and extensive work surfaces, good size double bedroom with two large built-in wardrobes and a fitted white and stone bathroom suite with a shower above the bath. The property benefits from electric heating, modern double glazing, a well maintained communal garden, and a private garage. The property is offered unfurnished and is available from early July. Council Tax Band C

£1,450 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: D

First Floor



Approximate Gross Internal Floor Area: 63m sq (677sq ft)
(Flat: 48m sq (516sq ft))
(Garage: 15m sq (161sq ft))

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings.
These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(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		