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Saxon Close, Surbiton, KT6 6BP

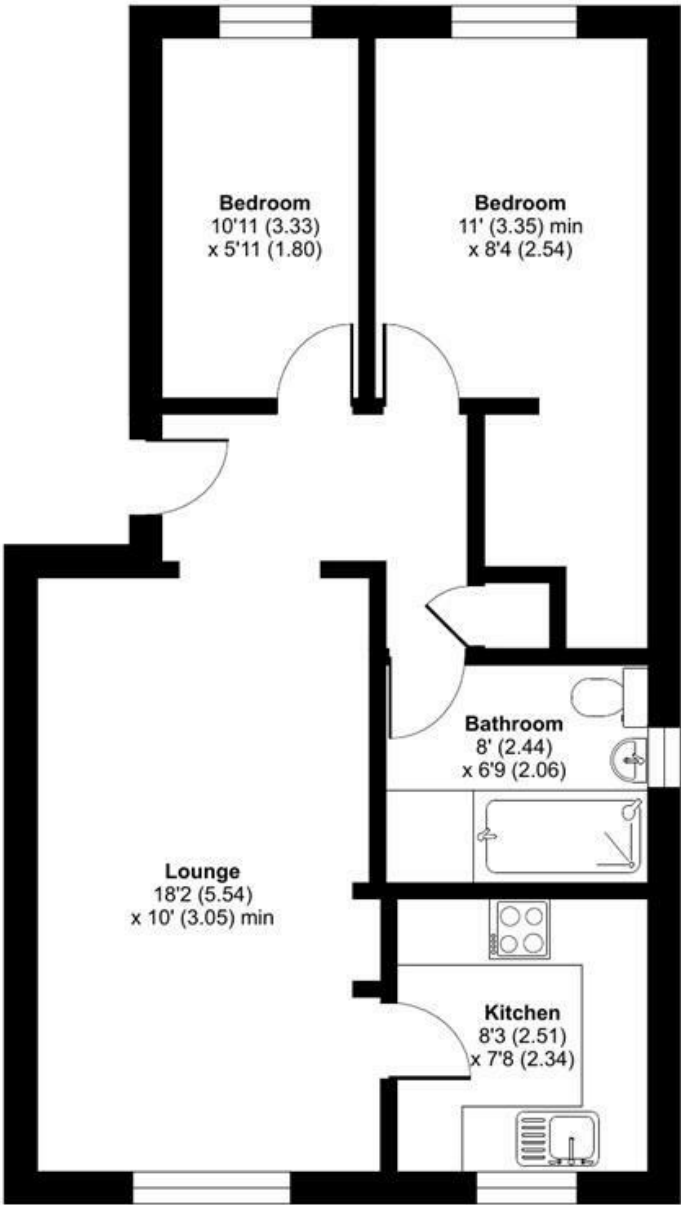
An excellent two-bedroom ground-floor purpose-built apartment with parking and a communal garden. Located only moments' walk from the mainline station and high street. The many benefits include a large living room with ample sitting and dining space. There is a separate modern shaker-style kitchen with integral appliances and stone surface. The double main bedroom includes a large walk-in wardrobe and there is a good size second bedroom. The modern white bathroom suite includes a shower over the bath. Modern double glazing and electric heating. There are well-maintained communal gardens and a parking space. Sold with a Share of the Freehold a lease of 84 years (we understand the lease is being extended). We are informed the service charge is £302.61 per quarter. Council tax band C. Sold with no onward chain.

Guide Price £337,500 Leasehold - Share of Freehold

EPC Rating: E

Saxon Close, Surbiton, KT6

Approximate Area = 583 sq ft / 54.2 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: 1335196

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		74
(39-54) E		
(21-38) F	44	
(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		
(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		