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## Berrylands, Surbiton, KT5 8JD

An excellent two-bedroom ground-floor purpose-built apartment with two parking spaces. Located within walking distance of Surbiton mainline station with local shops on the doorstep. The many benefits include a large living room with ample sitting and dining space. There is also a separate modern fitted kitchen. A large double bedroom and a good size single bedroom. A white bathroom suite with a shower over the bath. Double glazing and electric heating. Well maintained communal areas and two parking spaces. Council tax band C - 154 year lease. We are informed the service charge is £2,400 pa and a ground rent of £70 pa.

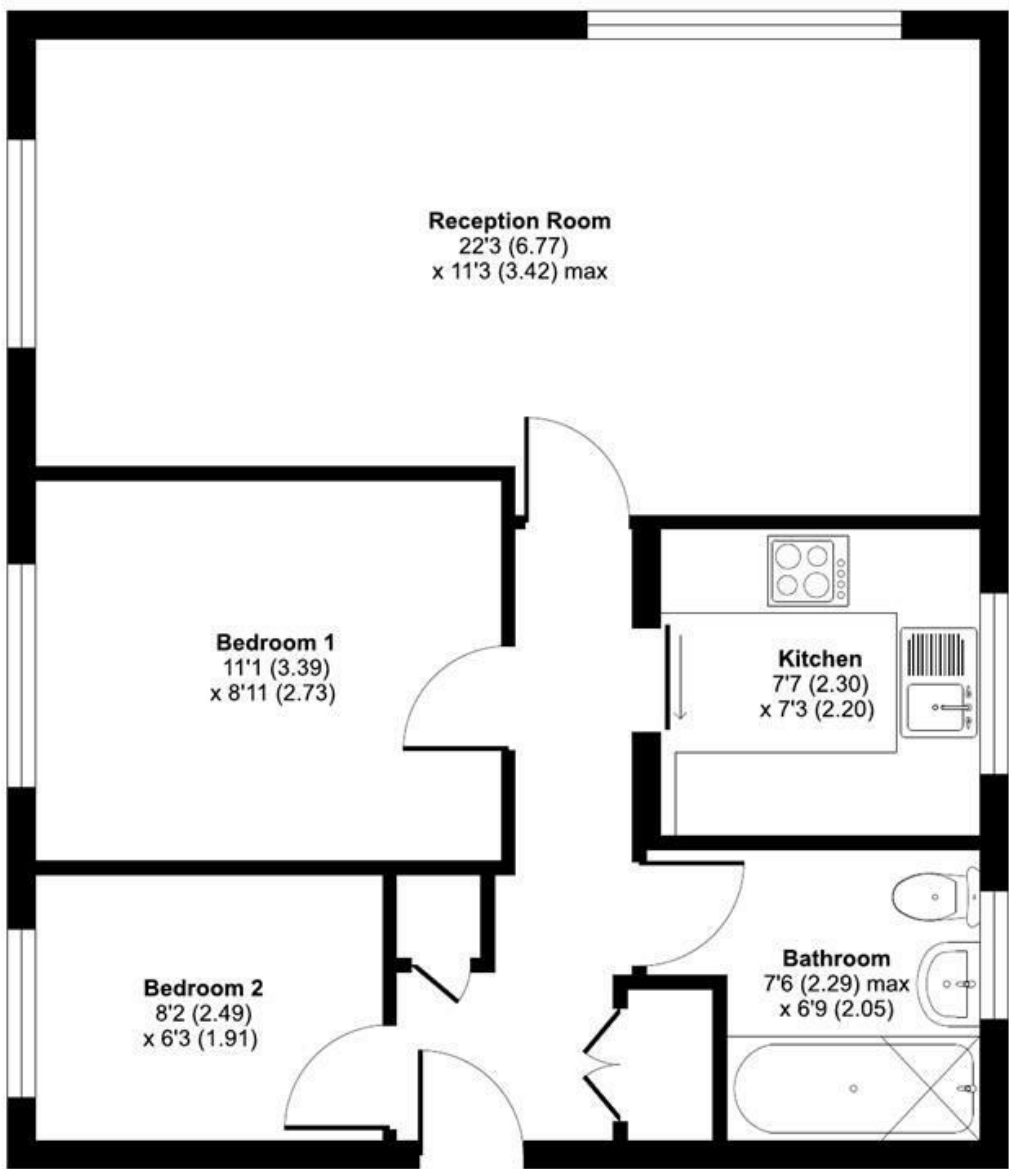
**Guide Price £339,950 Leasehold**

**EPC Rating: E**

# Berrylands, Surbiton, KT5

Approximate Area = 576 sq ft / 53.5 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). © nichecom 2025. Produced for Matthew James. REF: 1356471

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.

