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## Langley Road, Surbiton, KT6 6BA

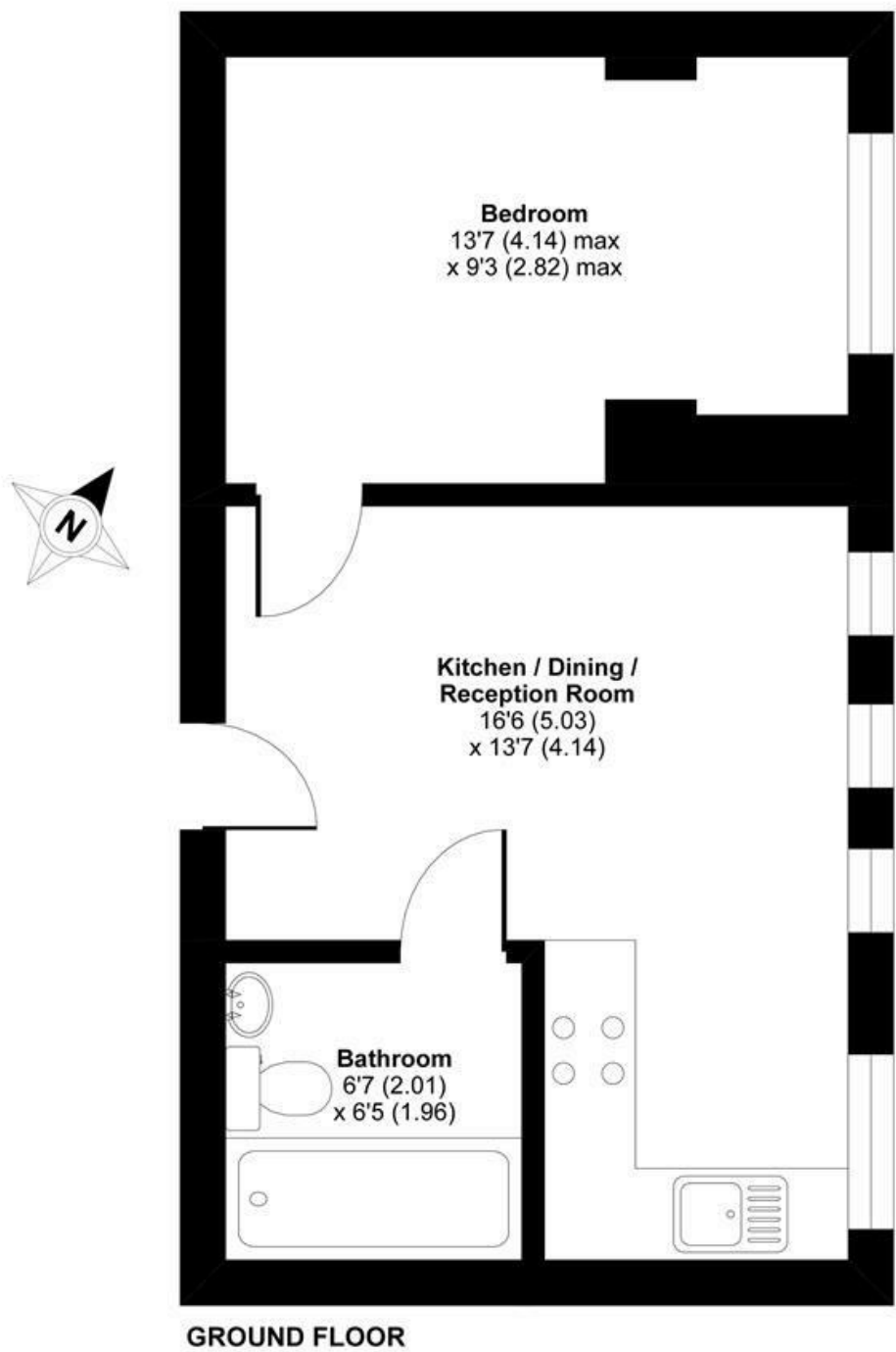
An excellent, well-presented one-bedroom conversion apartment set on the lower ground floor of a grand Victorian house with stunning communal areas. The property is located only a few minutes' walk from Surbiton mainline station and high street. The accommodation comprises a spacious living room open plan to a sleek contemporary kitchen with integral appliances and stone surfaces. There is a large double bedroom plus a modern white and stone bathroom suite with a shower over the bath. The property benefits from gas central heating, double glazing, communal gardens and an intercom system. There is also a lockable basement store. No on road car parking permit available - two on site visitor spaces. Council tax band C. Lease 113 years. We are advised the service charge is £190 per month and the ground rent £315 pa. No onward chain.

**Guide Price £269,950 Leasehold**

**EPC Rating: C**

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Approximate Area = 360 sq ft / 33.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Matthew James. REF: 666143

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.

