



Matthew James

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Ravenscar Road, Surbiton, KT6 7PJ

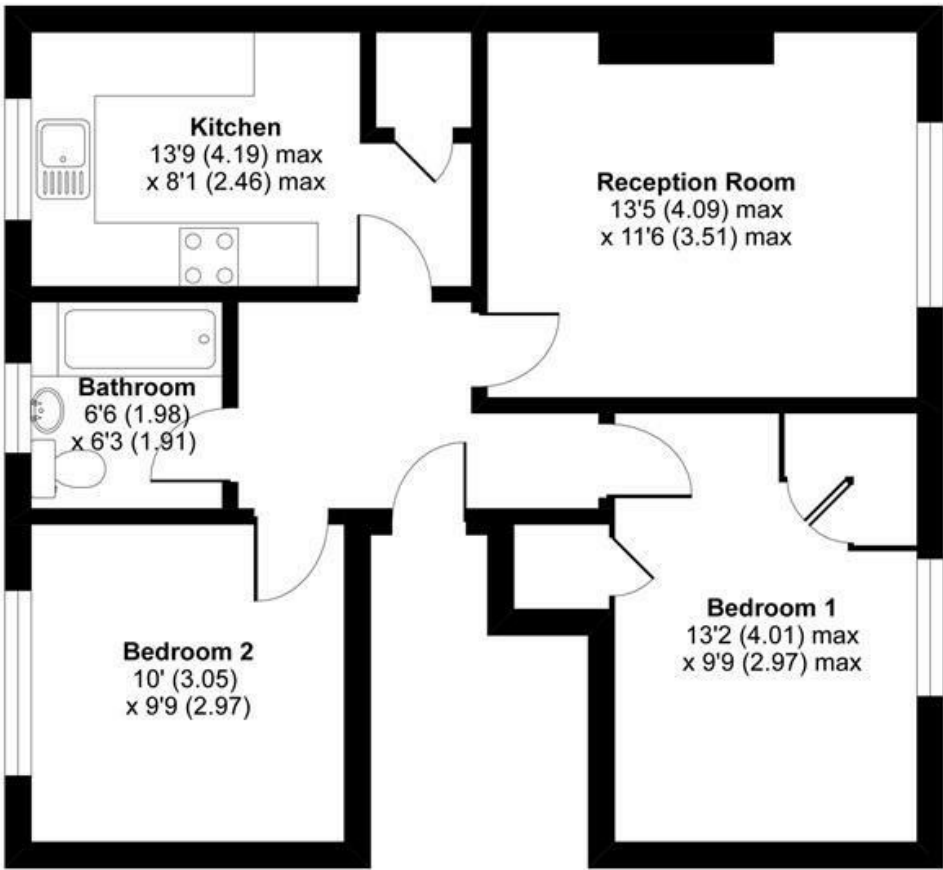
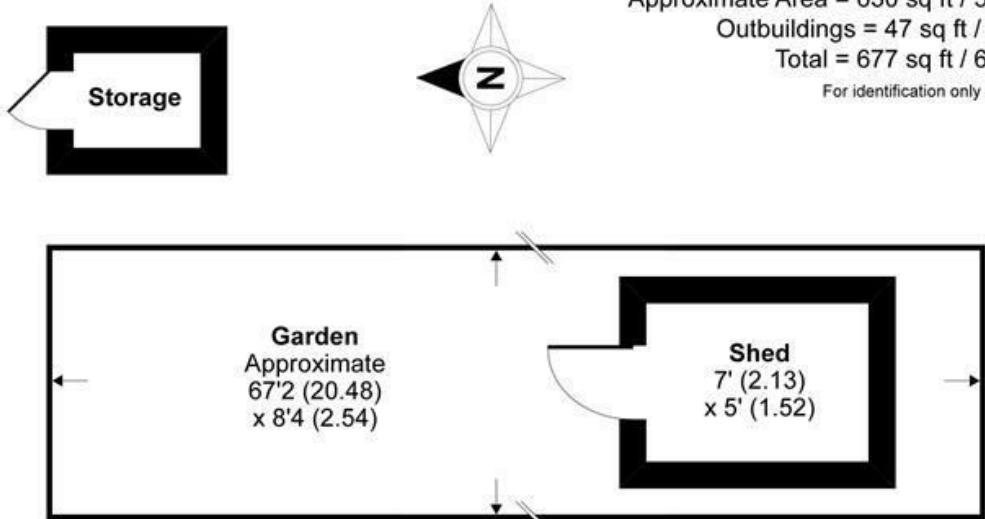
An excellent spacious two-double bedroom ground floor apartment, with a private garden. Located within easy reach of Surbiton mainline station and the high street, Tolworth station with local shops and amenities are a short walk away. The many benefits include a good size reception room with a feature fireplace and a separate generous-sized modern fitted kitchen. A large master bedroom with built-in wardrobes and a double second bedroom. There is a modern white bathroom suite with a shower over the bath. A welcoming entrance hallway, gas central heating and double glazing. A private garden to the rear with a shed and the benefit of a separate lock-up store. Lease 176 years. We are informed the service charge is £1202.75 pa.

Guide Price £349,950 Leasehold

EPC Rating: D

Ravenscar Road, Surbiton, KT6

Approximate Area = 630 sq ft / 58.5 sq m
Outbuildings = 47 sq ft / 4.3 sq m
Total = 677 sq ft / 62.8 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Matthew James. REF: 647846

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
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		
	72	76
England & Wales		
EU Directive 2002/91/EC		