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St. Mark's Hill, Surbiton, KT6 4PL

Retirement property exclusively for those aged 60 and over. An excellent one-bedroom second floor apartment. Located within moments' walk of Surbiton mainline station and high street. The many benefits include a good-sized living room with sitting and dining space and a decorative fireplace. A part open-plan modern fitted kitchen with appliances. A generous double bedroom with a fitted wardrobe. A fitted bathroom with a shower over the bath. There is a property warden, a comfortable residents lounge and kitchen, a communal laundry and communal garden. Council tax band C - Lease 88 years. We are informed the service charge is £2,600 pa and the ground rent £500 pa. Sold with no onward chain.

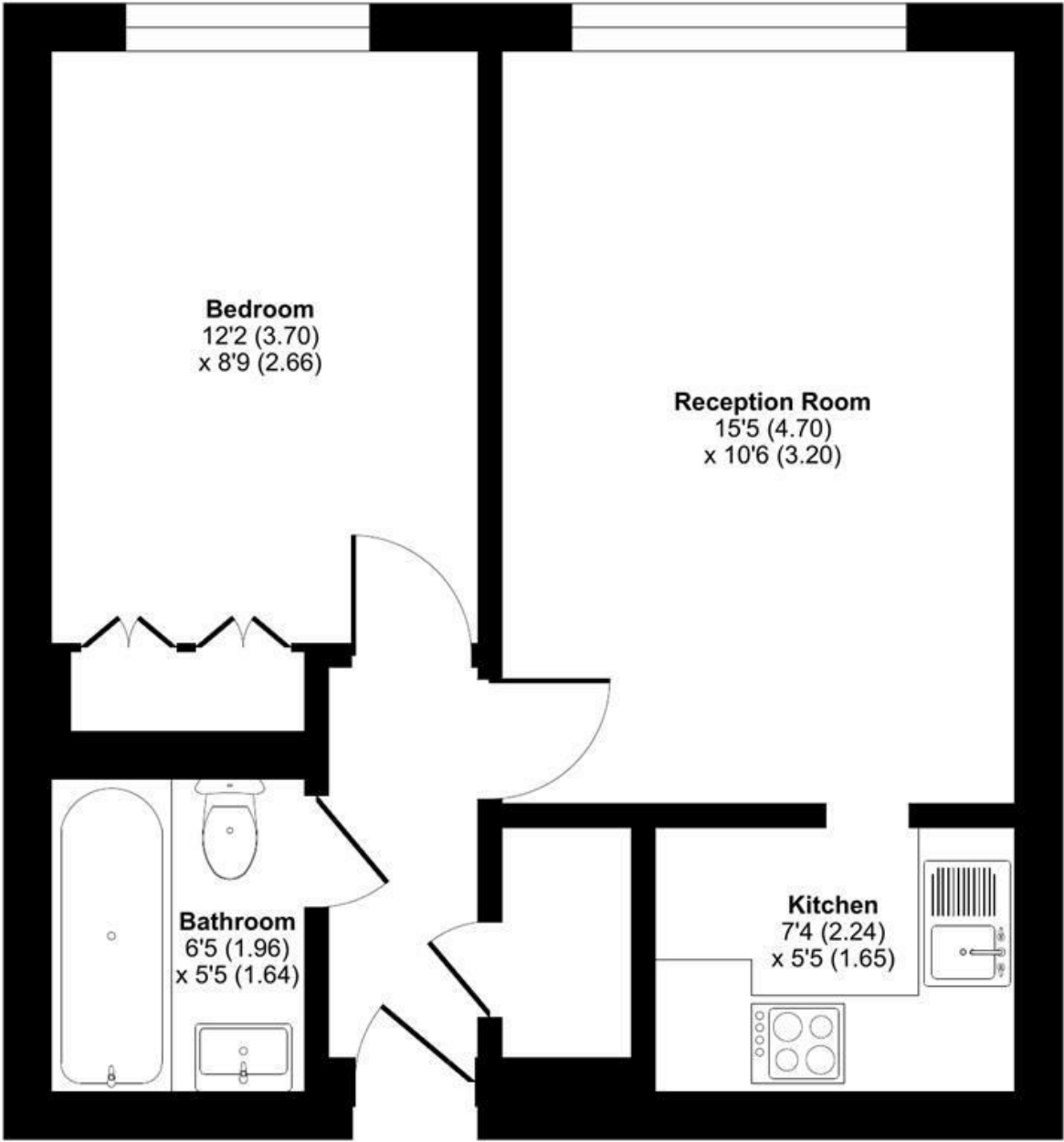
Guide Price £155,000 Leasehold

EPC Rating: C



Parish Court, St. Mark's Hill, Surbiton, KT6

Approximate Area = 416 sq ft / 38.6 sq m
For identification only - Not to scale



SECOND 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: 1380291

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		
	80	82
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		