



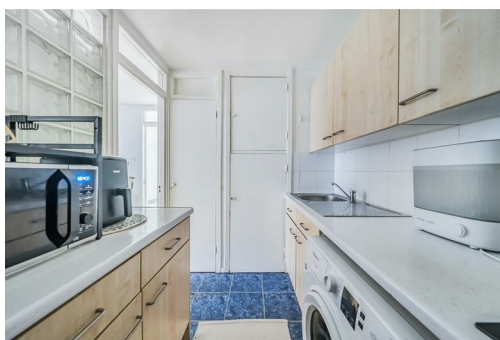
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Glenbuck Road, Surbiton, KT6 6DL

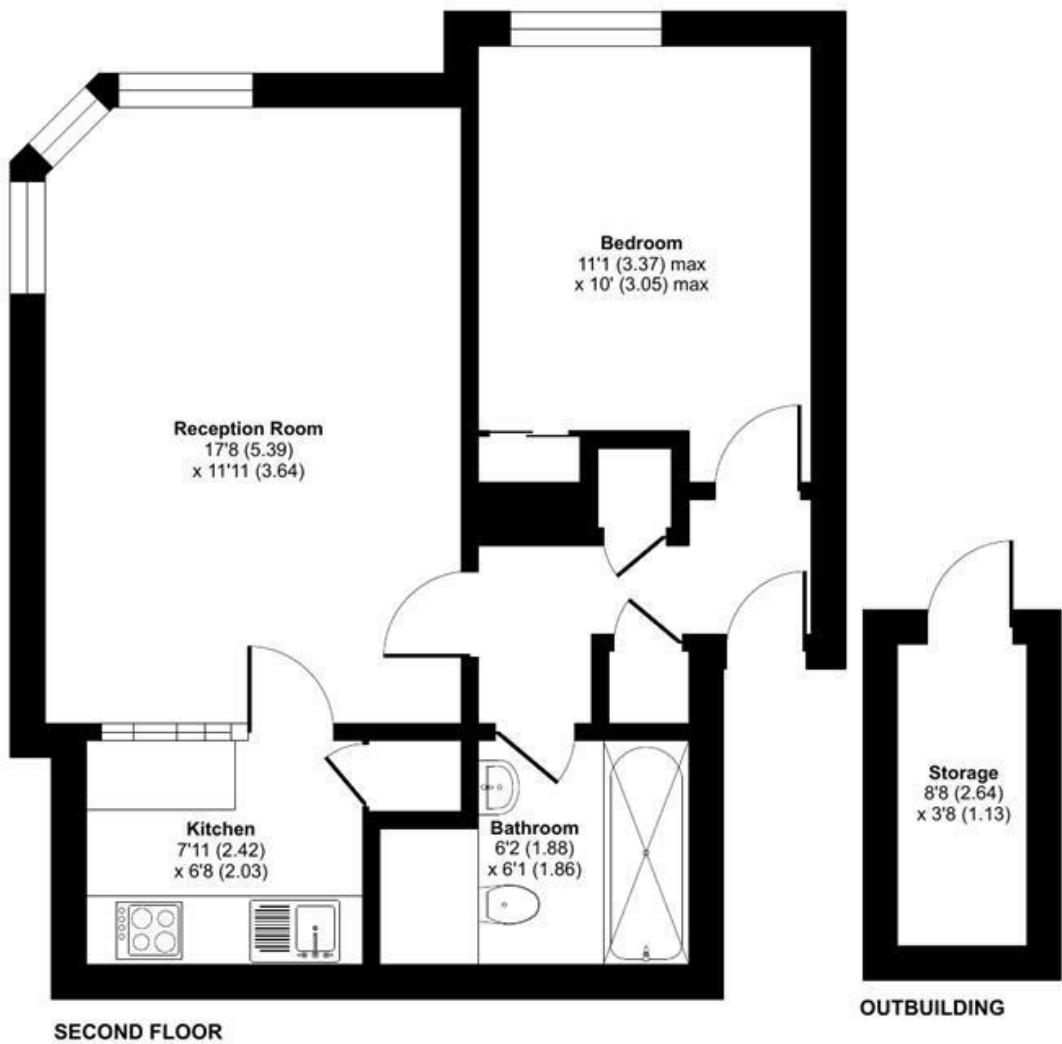
An excellent, one-bedroom first floor purpose-built apartment with a secure parking space and a lock-up store. Located only moments' walk from Surbiton mainline station and high street. The many benefits include a light bright living room with a floor-to-ceiling bay window/door and a Juliet balcony. The separate fitted kitchen includes appliances. There is a good-size bedroom with a fitted wardrobe and a modern white bathroom with a shower over the bath. The welcoming entrance hallway includes storage cupboards. Electric heating and double glazing. There is secure garage parking under the building, a lock-up store and a well-maintained communal garden to the rear. Council tax band C. Sold with a Share of the Freehold and a New Lease in excess of 900 years. We are informed the current service charge is £125 per month. No onward chain. A lovely apartment in a great location.

Guide Price £309,950 Leasehold - Share of Freehold

EPC Rating: D

Valley Place, Glenbuck Road, Surbiton, KT6

Approximate Area = 514 sq ft / 47.7 sq m
Outbuilding = 32 sq ft / 2.9 sq m
Total = 546 sq ft / 50.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1396735

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		
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		