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Portsmouth Road, Surbiton, KT6 4HY

An excellent, light, bright two double bedroom, third floor lift serviced apartment with a garage and views across the Thames towards Home Park. Located within walking distance of the Surbiton mainline station, the high street and the Thames. The many benefits include a spacious lounge dining room with dual aspect large picture windows. A separate modern fitted kitchen with extensive storage and an integral oven, hob and hood. A large master bedroom with fitted wardrobes and a double second bedroom. A white bathroom suite with a p-shaped bath and shower above. A welcoming entrance hallway with cloaks and an additional storage cupboard. Modern electric radiator heating and double glazing. Very well maintained communal areas, a garage and visitor parking. The building is owner-occupier only, no letting permitted. Sold with a Share of the Freehold, and a lease in excess of 900 years. Council Tax Band D - We are advised the service charge is approx. £1600 pa.

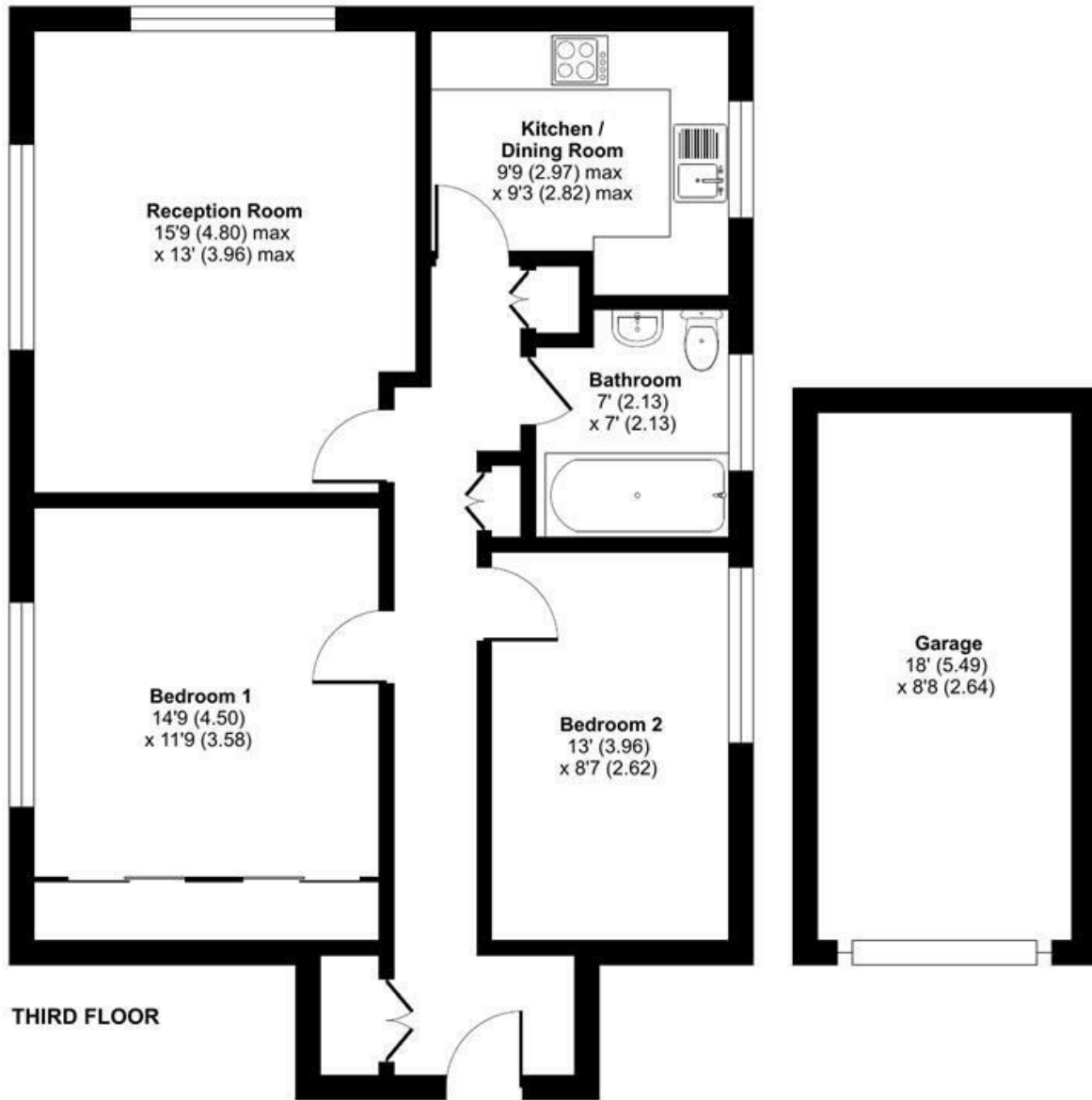
Guide Price £435,000 Leasehold - Share of Freehold

EPC Rating: C

Portsmouth Road, Surbiton, KT6

Approximate Area = 929 sq ft / 86 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 842162

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/fittings 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		72	80
		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	