



2 Bedroom Ground Floor Flat Tolworth Rise North, Surbiton £329,999 Leasehold

A fabulous 2 double-bedroom, 2 bathroom ground floor conversion flat with its own private garden which is approx half a mile to Tolworth train station and closer still to local shops in Tolworth High Street.

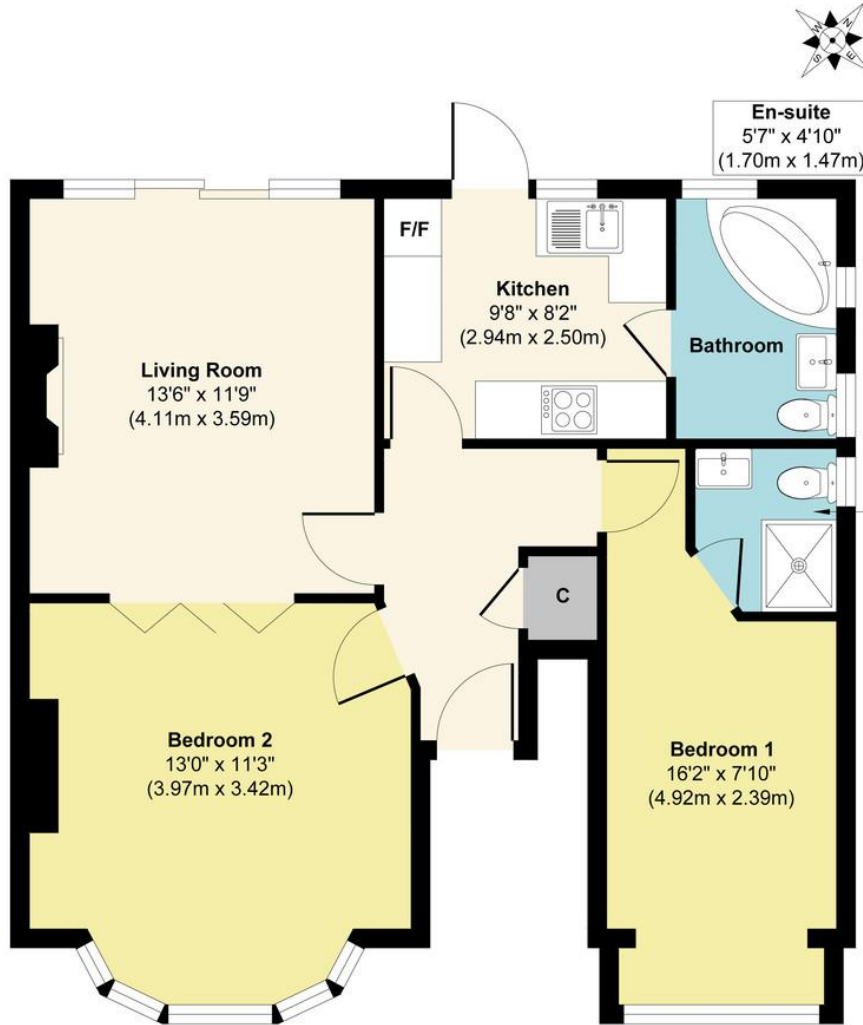
The easy maintenance rear garden has a pleasant open outlook with patio doors to the living room allowing this lovely feature to be enjoyed all year round.

The property has a huge 2nd bedroom, which can be opened up to the living room making for living accommodation which is both practical and versatile.

Other features include double-glazing and gas central heating.



Tolworth Rise North, KT5



Approx. Gross Internal Floor Area 671 sq. ft / 62.32 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

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- Two Double Bedrooms
- Direct Access to a Private Sunny Rear Garden
- Bathroom & En-Suite Shower Room
- Spacious Living Room
- Separate Kitchen
- A short walk to Tolworth Mainline Station
- Easy reach of local shops and amenities
- Lease: 103 years remaining
- Service Charge: £302.05 per annum
- Ground Rent: £50 per annum
- Council Tax: Band C - £2,029 per annum