



## **1 Bedroom Ground Floor Garden Apartment The Avenue, Surbiton £385,000 Leasehold**

A stunning ground floor one bedroom garden apartment offered to the market with no onward chain

This characterful one bedroom apartment is located on the ground floor of an impressive Victorian building in Surbiton.

The property is offered with its own private side entrance and direct access to a large residents communal rear garden.

The property offers a spacious reception room with a beautiful double glazed bay window located to the front of the property, separate modern fitted kitchen/dining room, double bedroom with modern double glazed doors opening out to the communal gardens, and a luxurious modern ensuite bathroom

The roof was fully replaced in the summer of 2023.

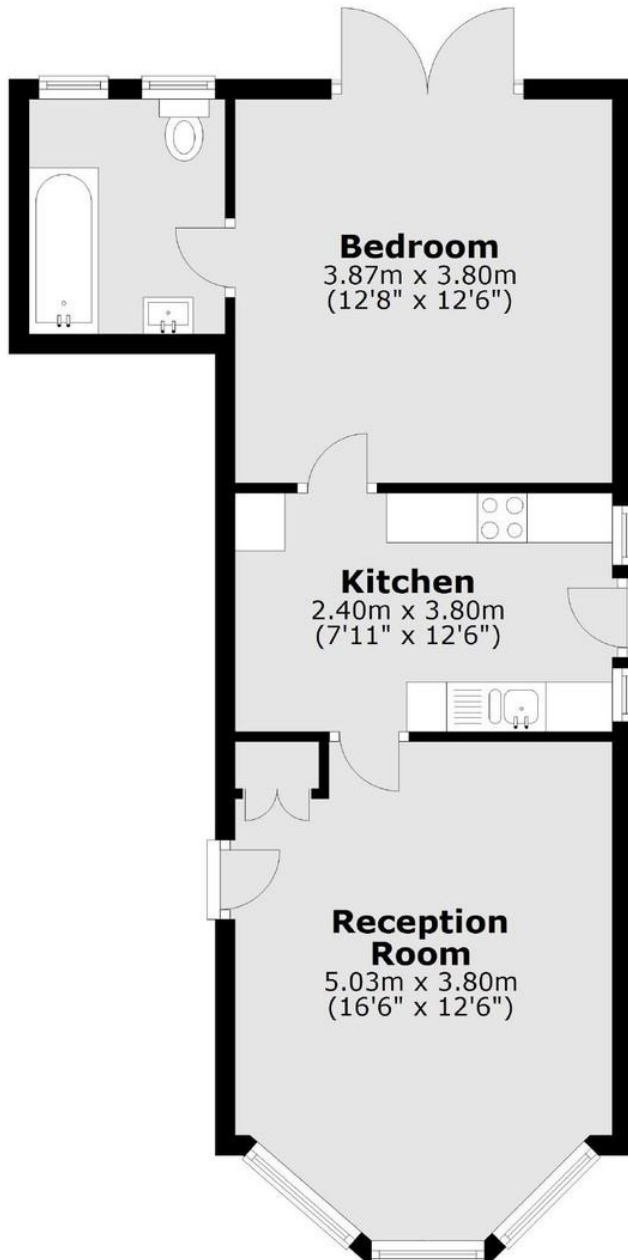
Benefits include off road parking and direct access from the apartment, to the residents' communal gardens, and access to communal basement storage.

The Avenue is a popular residential road in Surbiton, which is perfect for commuting to London, being just over half a mile away from Surbiton's mainline train station with frequent trains to London Waterloo.

The property is offered to the market chain free, contact us today to arrange your appointment to view ....



## Ground Floor



Total area: approx. 47.1 sq. metres (506.5 sq. feet)

- 1 Bedroom Garden Apartment
- Within an impressive Victorian Building
- Private Side Entrance
- Spacious Reception Room with a beautiful double glazed Bay Window
- Double Bedroom with modern double glazed doors opening out to the Communal Garden
- Modern fitted kitchen/dining room
- Luxurious Modern Ensuite Bathroom
- Large Communal Garden
- Access to communal basement storage
- Off Road Parking
- The roof was fully replaced summer 2023
- No Onward Chain
- Lease: 115 years remaining
- Service Charge: £1,300 per annum
- Ground Rent: £300 per annum
- Council Tax: Band C - £2,110.50 per annum