

# HJC

HIGHER VALUES



## Giggs Hill Road

Thames Ditton, KT7 0BT

£485,000

Tucked away behind gates in a delightful cobbled courtyard off Giggs Hill Green is this sumptuous 2 bedroom, 2 bathroom first floor apartment. Flooded with light, it benefits from a modern open-plan kitchen/reception room, the main bathroom, and 2 generous double bedrooms, the master with en-suite shower room and built-in wardrobes. The second bedroom could be used as an additional living room as it benefits from direct access via French doors to private terrace. Comes with an allocated covered parking space, external bike/store cupboard and is situated just a short walk to local transport links, shops and cricket green. Conservation area. Service charge £3,113.89 per annum (subject to section 20, detail TBC) includes maintenance, decorating & buildings insurance. Ground rent £200 per annum.

Material Info: Brick Walls. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: TBC. Mobile Coverage: Indoor: Limited Outdoor: Likely. Lease: 107 years remaining. Council Tax Band: D

- Beautiful gated courtyard
- Allocated off-street parking
- External storage cupboard
- Plenty of natural light
- 2 double bedrooms
- Open-plan kitchen/living room
- Ensuite to bedroom 1
- Private terrace

# Floor Plan

## 4 Giggs Hill Court

Approximate Gross Internal Area = 64.6 sq m / 695 sq ft

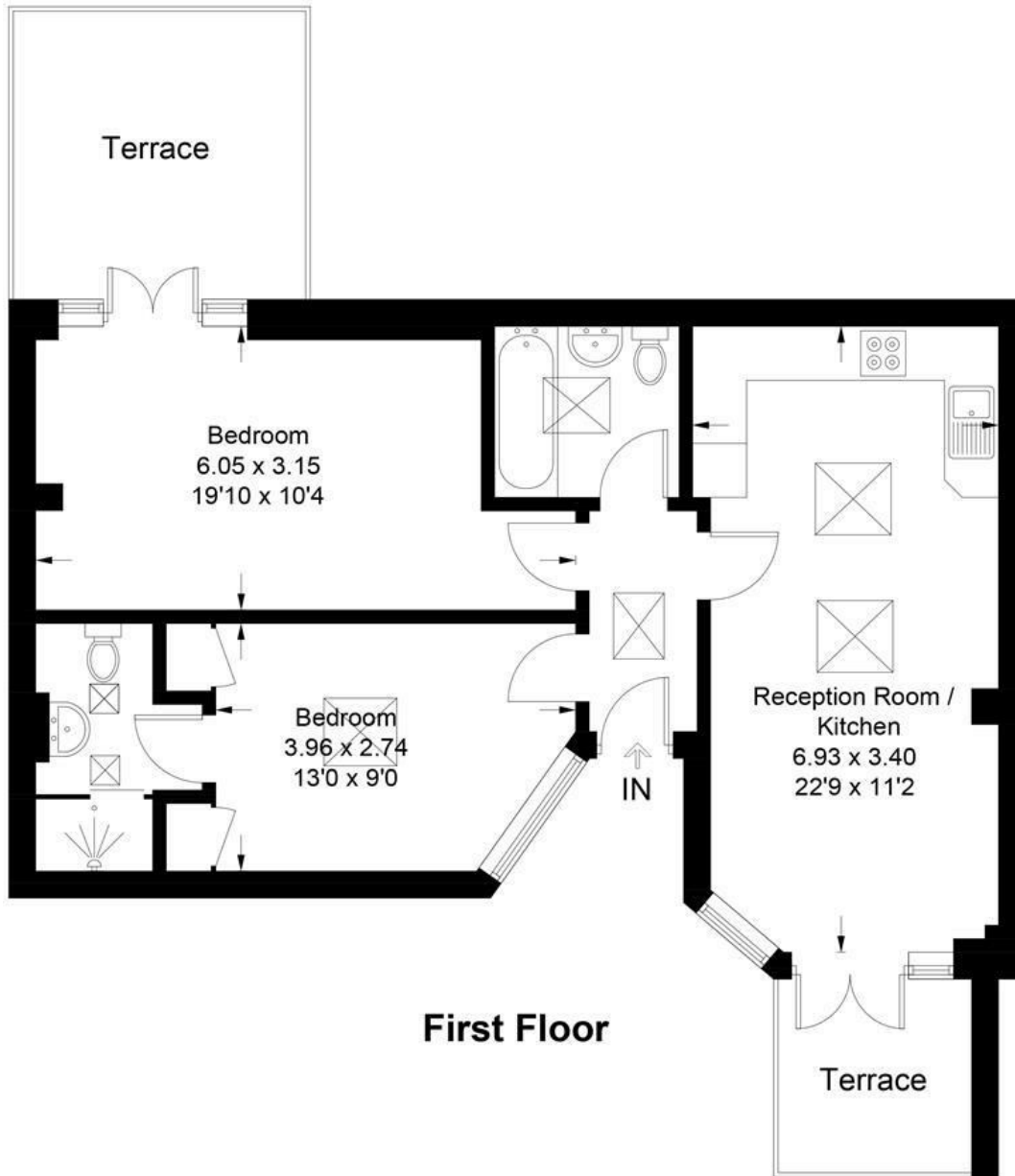
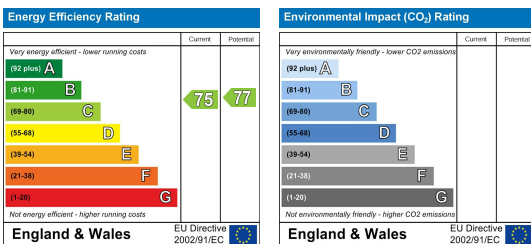


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1123442)

## Energy Efficiency Graph



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