



## 51 Balaclava Road

Surbiton, KT6 5RX

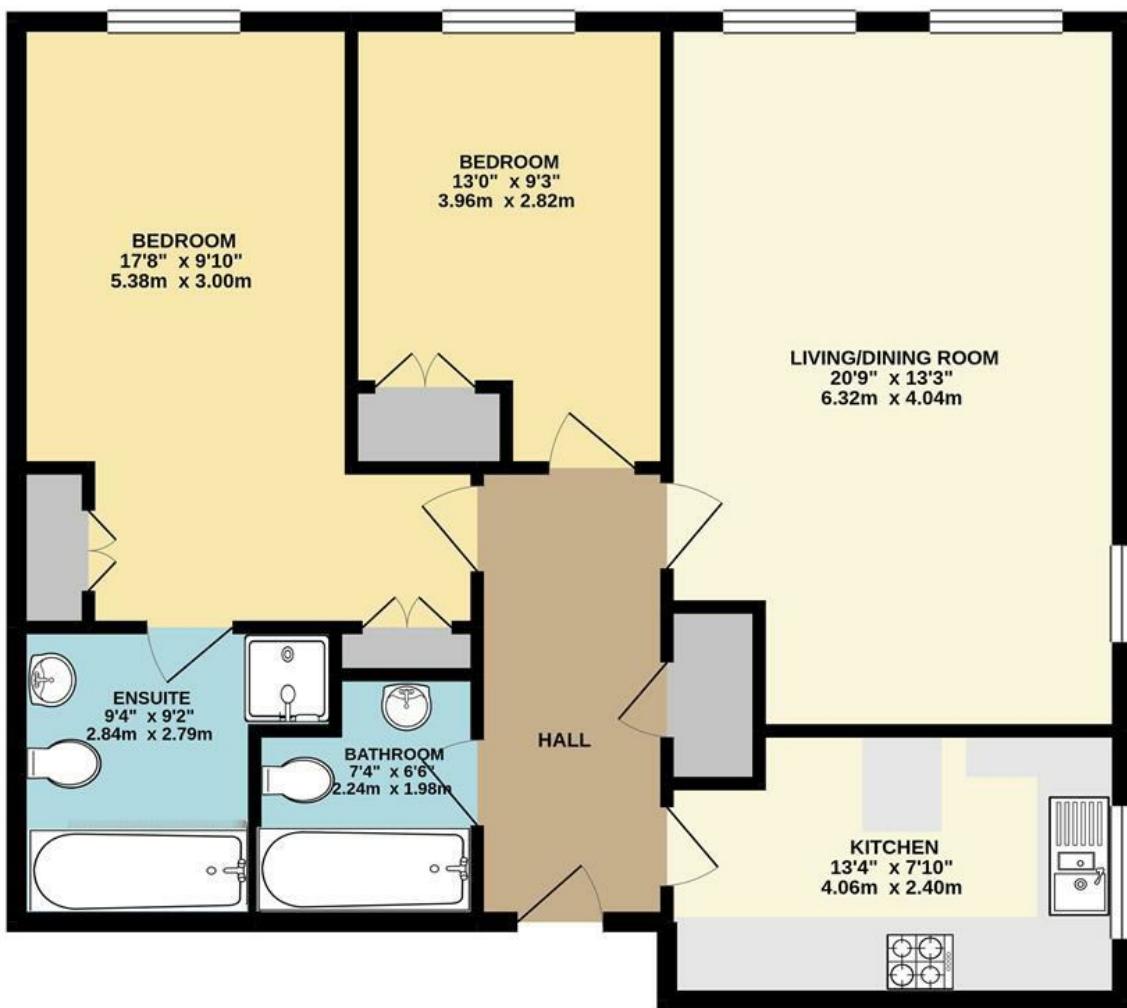
A stunning two bedroom ground floor apartment forming part of the prestigious and much sought after St James Park development. The flat comprises a generous living room, a well equipped modern kitchen, two double bedrooms, two luxury bathrooms (one ensuite) with white suites, there is a secure under ground parking space. The property is located within 1/2 of a mile of Surbiton town centre and mainline station.

Material Info: Brick Walls & Roof Slates. Water / Electricity / Sewerage: Mains. Heating: Gas Mains. Broadband: Fibre (FTTC). Mobile Coverage: Indoor: Limited / Likely Outdoor: Likely.

- Purpose Built St James Development
- Ensuite to Main Bedroom
- Visual Entry Door System
- Communal Gardens
- Close to Surbiton Town Centre
- 2 Double Bedrooms
- Large Reception/Dining Room
- Allocated Underground Parking
- Close to Surbiton Station
- Ground Floor

Guide Price £500,000

## Floor Plan

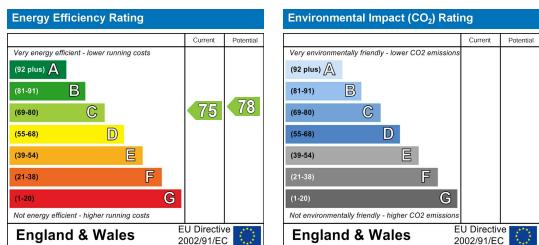


GROUND FLOOR FLAT

## BALACLAVA ROAD, SURBITON INTERNAL FLOOR AREA (APPROX.) 890 sq ft / 82.68 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2021.

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.