



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Cranes Park, Surbiton, KT5 8AS

A ground floor, one-bedroom conversion apartment with direct access to a communal garden and parking. Located within walking distance of Surbiton mainline station and high street, as well as Kingston town centre. The many benefits include a good size living room with French doors leading to the garden. A separate modern fitted kitchen with appliances. There is a large double bedroom with extensive fitted wardrobes. The white bathroom suite includes a shower over the bath. Gas central heating. There is a well maintained communal garden to the rear and parking at the front of the property. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £100 per month. Sold with no onward chain.

Guide Price £284,000 Leasehold - Share of Freehold

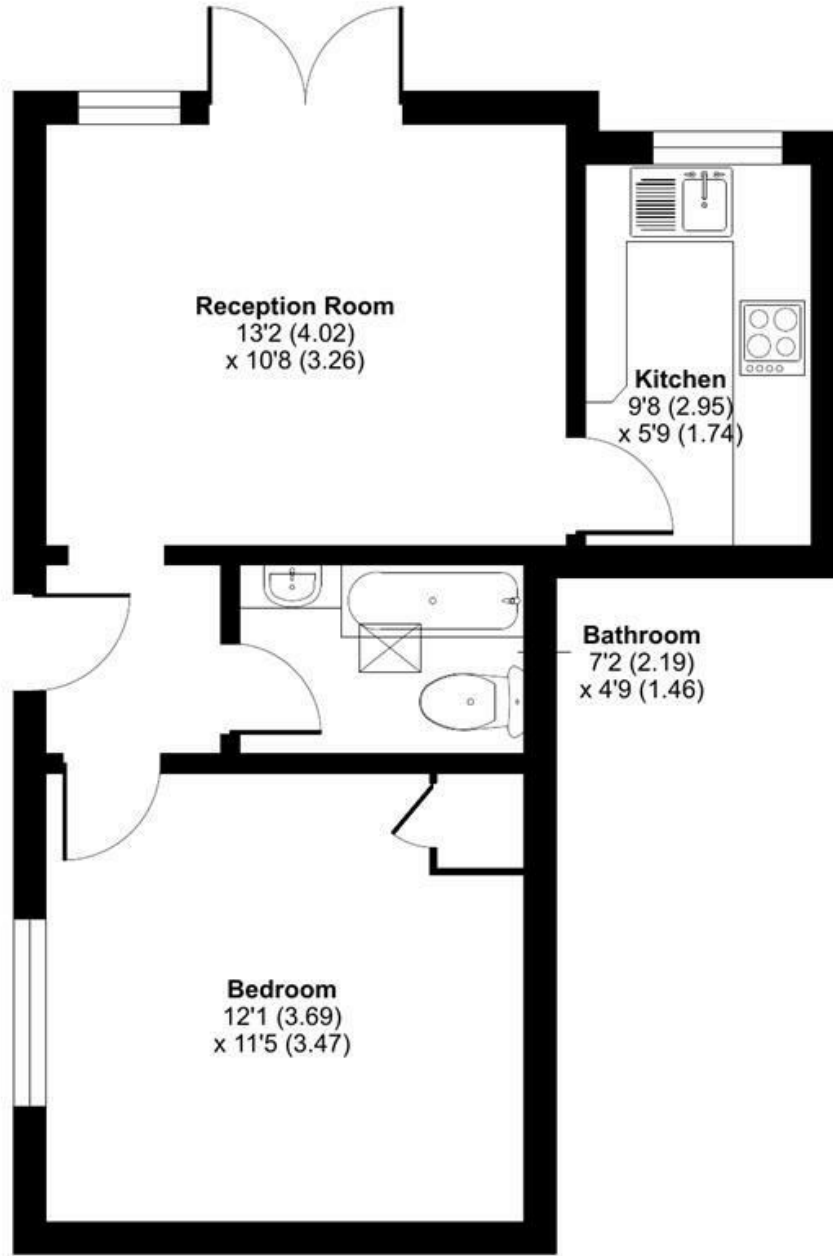
EPC Rating: D



Cranes Park, Surbiton, KT5

Approximate Area = 409 sq ft / 37.9 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Matthew James. REF: 1372843

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/fitings 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		
	55	73
England & Wales		
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		