



barnard marcus

Ravens Close, Surbiton KT6 4QG

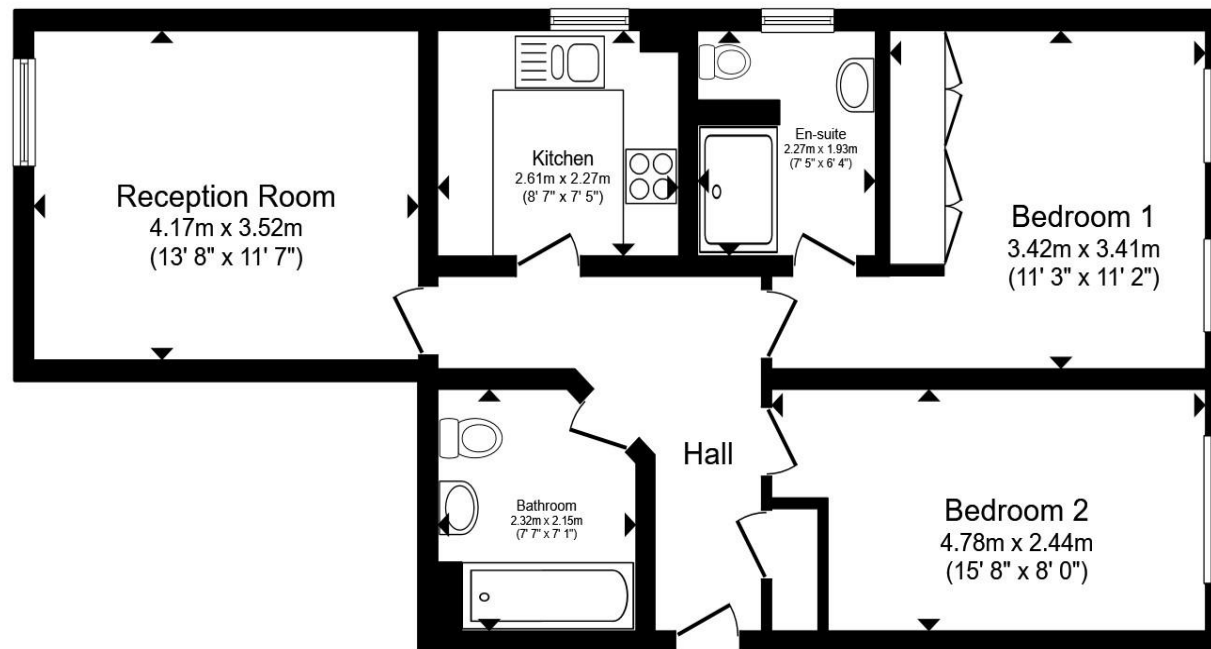
Not for marketing purposes INTERNAL USE ONLY

welcome to

Ravens Close, Surbiton

Hidden within a charming development, this two double bedroom, two bathroom second floor apartments resides in the heart of Surbiton Town Centre with the additional benefits of a chain free sale as well as an allocated parking space & a very long lease.





Second Floor

Total floor area 64.8 m² (697 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



A spacious and well-presented two-bedroom, two-bathroom apartment situated on the second floor of this charming development in the heart of Surbiton. Offered to the market with a long lease, allocated parking space and no onward chain, this property is an excellent opportunity for first-time buyers, investors or those looking to enjoy convenient town centre living.

The accommodation comprises a welcoming entrance hall with useful storage, a generous reception room providing a comfortable living and dining space, and a separate fitted kitchen with a range of wall and base level units and integrated appliances.

There are two well-proportioned bedrooms, with the principal bedroom benefiting from a private en-suite shower room. A separate family bathroom completes the accommodation.

Ideally located for the amenities of Surbiton town centre, the property is within easy reach of a fantastic selection of shops, restaurants, bars and cafés, while Surbiton Station provides excellent fast and frequent rail services into London Waterloo.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Ravens Close, Surbiton

- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- Central Surbiton Location
- Very Long Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2400.00

Ground Rent: 148.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
SUR109647 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Not for marketing purposes INTERNAL USE ONLY



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk