



Pandora Court, South Bank, Surbiton, KT6 6DJ

welcome to

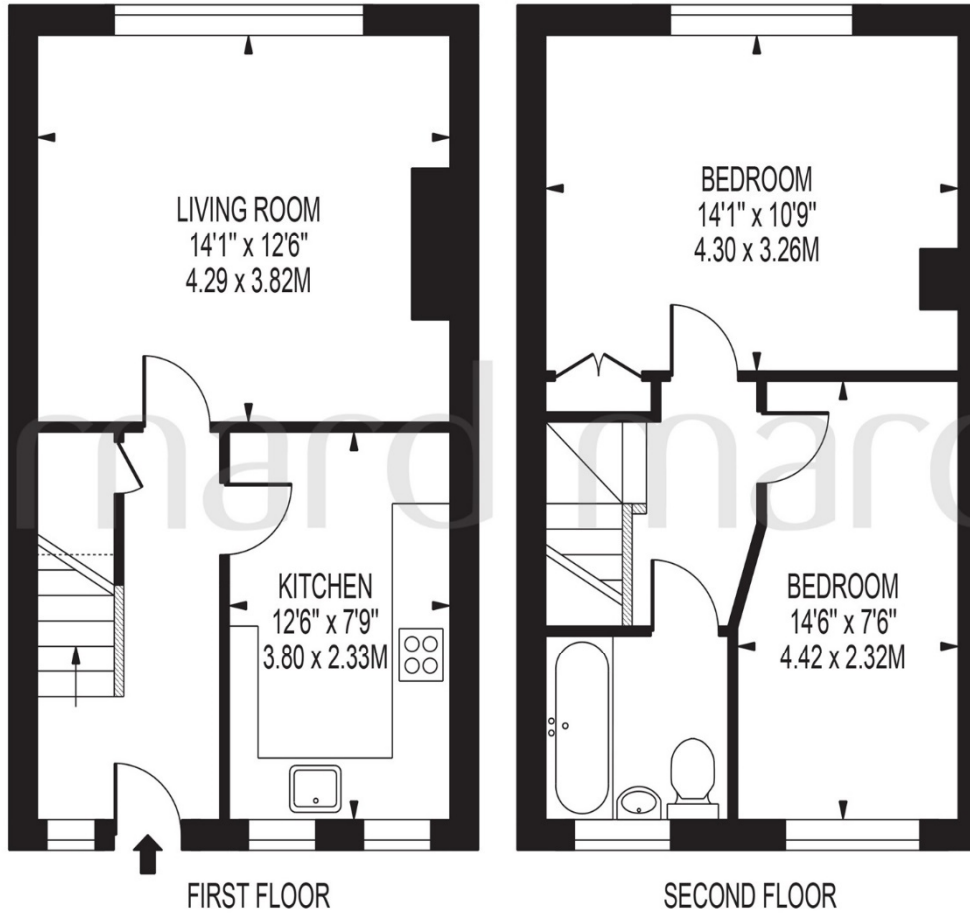
Pandora Court, South Bank, Surbiton

Set within a well-maintained purpose-built development, this spacious two-bedroom maisonette is ideally positioned in the heart of Surbiton, just 0.2 miles from both Surbiton town centre and mainline station, offering excellent links into London Waterloo.



PANDORA COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 700 SQ FT - 65.07 SQ M



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The property benefits from well-proportioned accommodation throughout, featuring a bright and comfortable living space, a fitted kitchen, two good-sized bedrooms and a family bathroom. The layout is practical and well suited to first-time buyers, those down sizing & investors alike.

Further advantages include a very long lease in excess of 900 years and the convenience of a private garage. The property is being offered chain free, allowing for a smooth and straightforward purchase.

Situated on the desirable South Bank, the location combines a peaceful residential setting with immediate access to Surbiton's excellent range of shops, cafés, restaurants and green spaces.

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Pandora Court, South Bank, Surbiton

- Two-bedroom purpose-built maisonette
- Prime Surbiton location
- 0.2 miles to Surbiton station and town centre
- Chain-free sale
- Lease over 900 years
- Private garage

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1121.02

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR108185



Property Ref:
SUR108185 - 0005

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.

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