



Lovelace Road, Surbiton, KT6 6NW

An excellent two double bedroom first floor purpose built apartment set in beautiful communal gardens with a secure bike store. Located within the popular tree lined Lovelace area, Surbiton mainline station and high street are within a short walk. The many benefits include a spacious reception room with ample sitting and dining space, a period fireplace and a bay window. There is a separate modern fitted kitchen with a fitted oven, hob and hood. Two good size double bedrooms. The white bathroom suite has a separate walk-in shower. A welcoming entrance hallway with storage cupboards. Gas central heating and modern double glazing. There are beautiful, well maintained communal gardens and a secure bike store. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the service charge is £1,759.68 pa. Council tax band D. Sold with no onward chain.

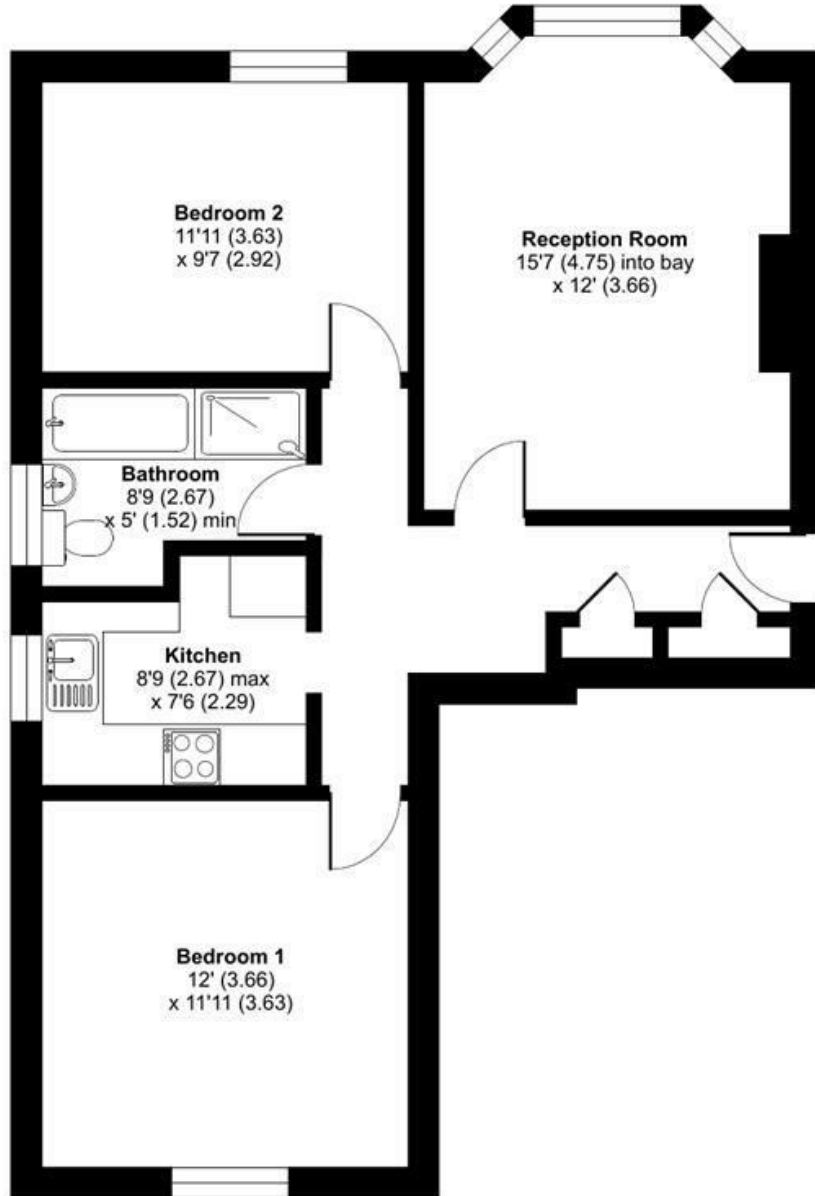
Guide Price £415,000 Leasehold - Share of Freehold

EPC Rating: C

Roymount Court, Lovelace Road, Surbiton, KT6

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1140755.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	