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Donald Woods Gardens, Surbiton, KT5 9NZ

A refurbished, spacious ground-floor purpose-built apartment set on an established residential road within easy walking distance of Tolworth station and Broadway. The many benefits include a good-size living room with ample sitting and dining space. A separate, good size sleek contemporary fitted kitchen with appliances. A good size double bedroom and a bright and well proportioned bathroom, comprising a white suite and shower over the bath. Plus a welcoming entrance hallway. Well-maintained communal areas and gardens. There is a residents permit only car parking to the side of the property on an unallocated first come, first served basis. Council tax band C. A lease of 159 years. We are advised the service charge is £2,100 pa, including water rates and building insurance. Sold with no onward chain.

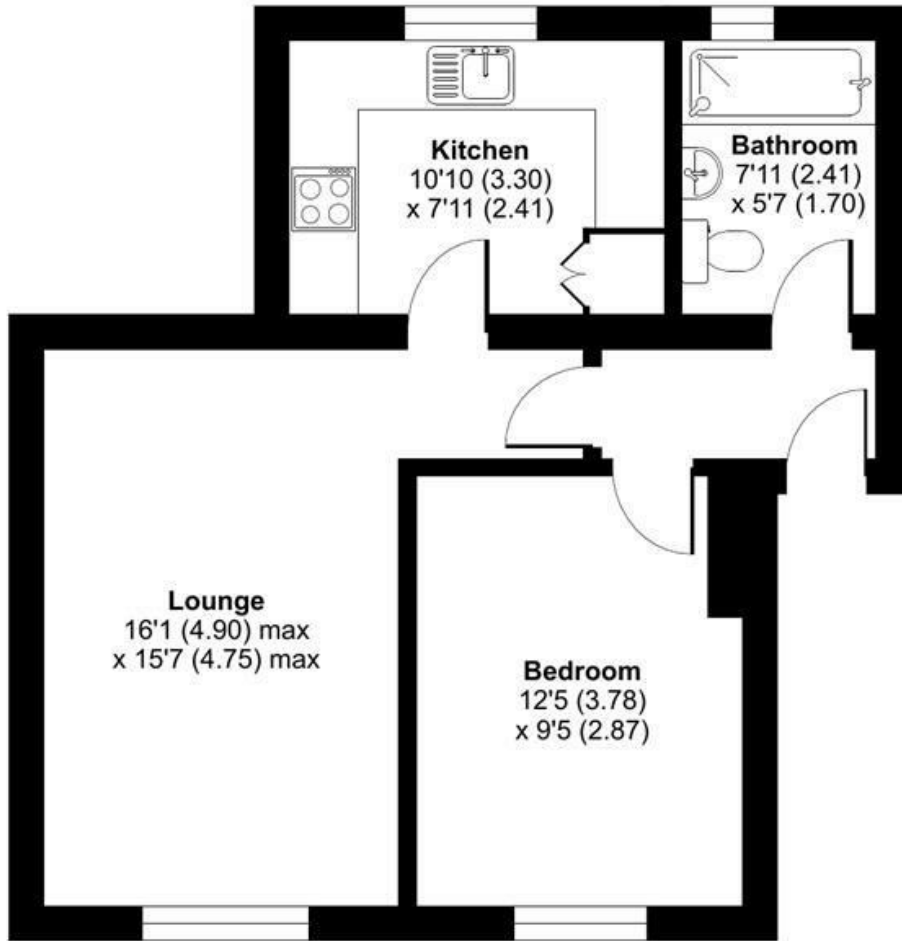
Guide Price £245,000 Leasehold

EPC Rating: C

Donald Woods Gardens, Surbiton, KT5

Approximate Area = 473 sq ft / 44 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). © nchecom 2025. Produced for Matthew James. REF: 1341539

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			
England & Wales		70	75
	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		