Matthew James

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Ash Tree Close, Surbiton, KT6 5BQ

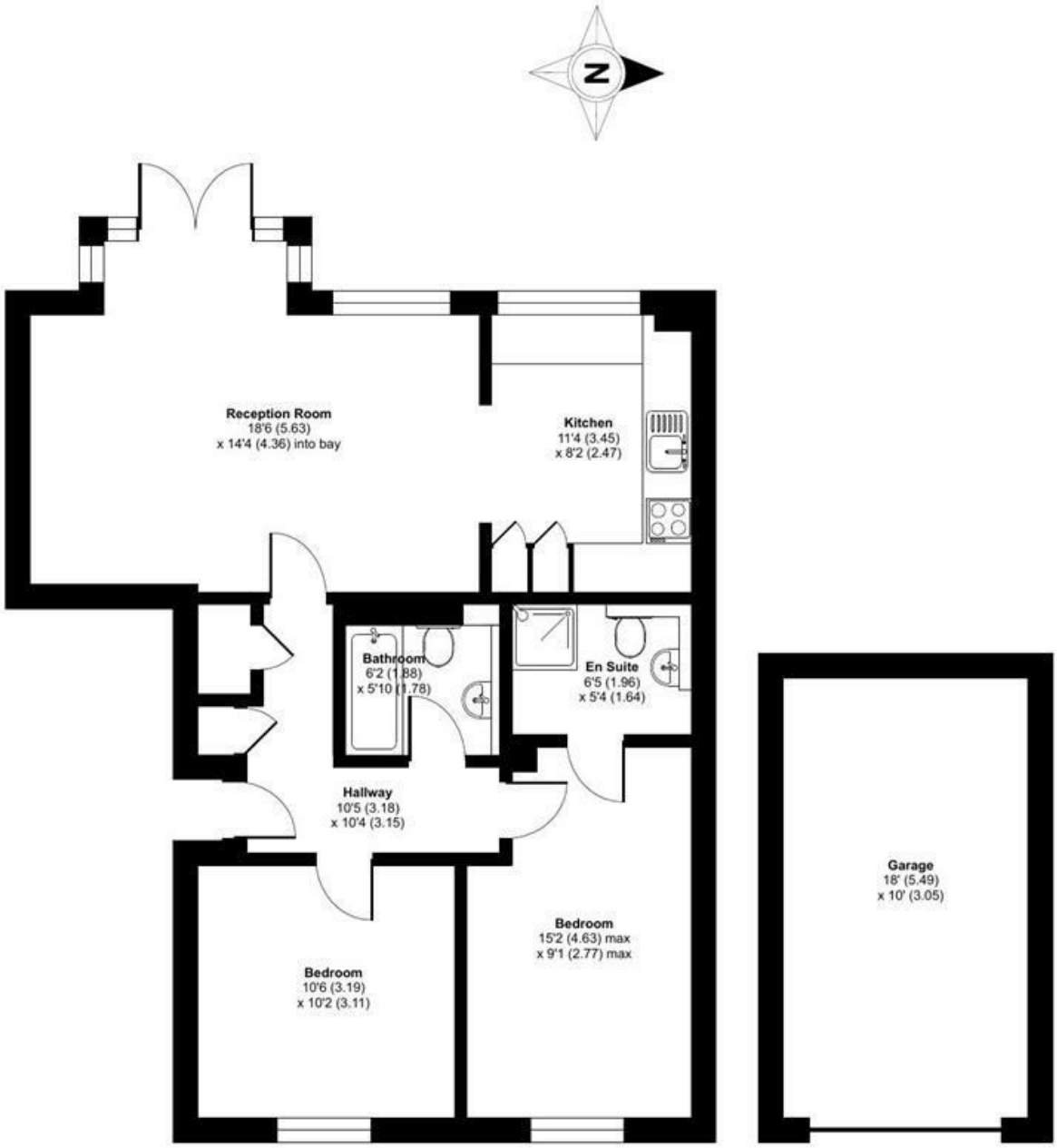
An excellent, spacious two-double bedroom, two-bathroom ground floor apartment with direct access to the communal garden and a garage. Located within easy reach of Surbiton mainline station and high street. The many benefits include a large lounge dining room with French doors to the garden and a modern fitted kitchen with appliances. There is a large main bedroom with en-suite shower room a double second bedroom and a coordinating main bathroom. Double glazing and gas central heating. Well maintained communal areas and garden. The garage is in an adjacent block and there is a bike store. Council tax band D. 131 year lease. We are informed the service charge is £1730 pa and the ground rent £340 pa. Sold with no onward chain.

Guide Price £360,000 Leasehold

EPC Rating: C

Ash Tree Close, Surbiton, KT6

Approximate Area = 753 sq ft / 70 sq m
Garage = 180 sq ft / 16.7 sq m
Total = 933 sq ft / 86.7 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). ©nichecom 2026. Produced for Matthew James. REF: 1515272

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/fittings 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.

