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St. Andrews Square, Surbiton, KT6 4EE

An excellent one-bedroom ground-floor purpose-built apartment with a private balcony overlooking the communal gardens. Positioned at the rear end of the block, it has the benefit of seclusion, privacy, and immediate garden access. Located just off the highly desirable St. Andrews Square, Surbiton mainline station, the high street and the Thames are a few minutes' walk away. The many benefits include a good size living room with sitting and dining space and a door leading out to the balcony. There is a compact separate contemporary kitchen with integral appliances. The large double bedroom includes fitted wardrobes. There is a modern white bathroom suite with a shower over the bath. Electric heating and modern double glazing. There are well-maintained communal gardens and a bike store. Council tax band C. We are informed the service charge, which includes water bills, gardening, building insurance & maintenance, is £230 per qrt. Sold with a Share of the Freehold and a lease in excess of 900 years. No onward chain.

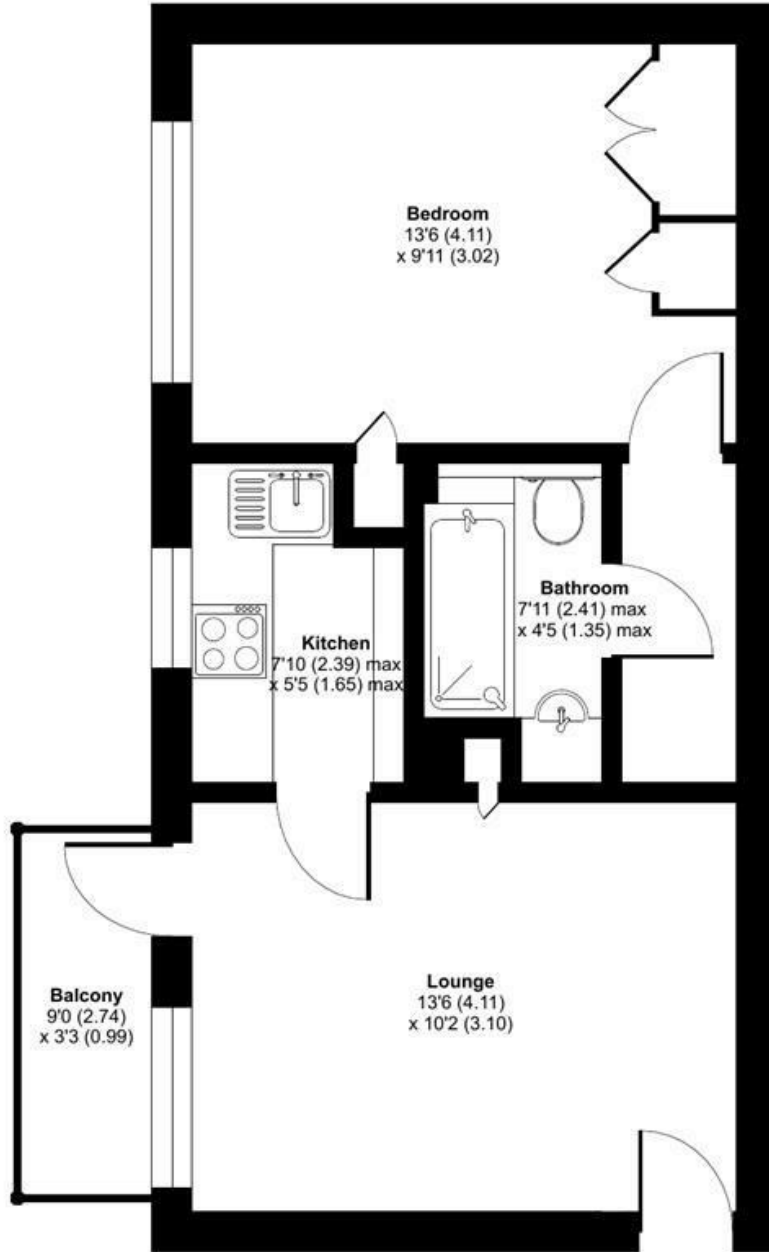
Guide Price £299,950 Leasehold - Share of Freehold

EPC Rating: D

St. Andrew's Square, Surbiton, KT6

Approximate Area = 392 sq ft / 36.4 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: 1272667

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.

