St James House | St James Road | Surbiton | Surrey KT6 4QH
T: +44 (0) 20 8390 2266
E: enquiries@matthewjamesestateagents.co.uk
www.matthewjamesestateagents.co.uk

St. Andrews Square, Surbiton, KT6 4EB

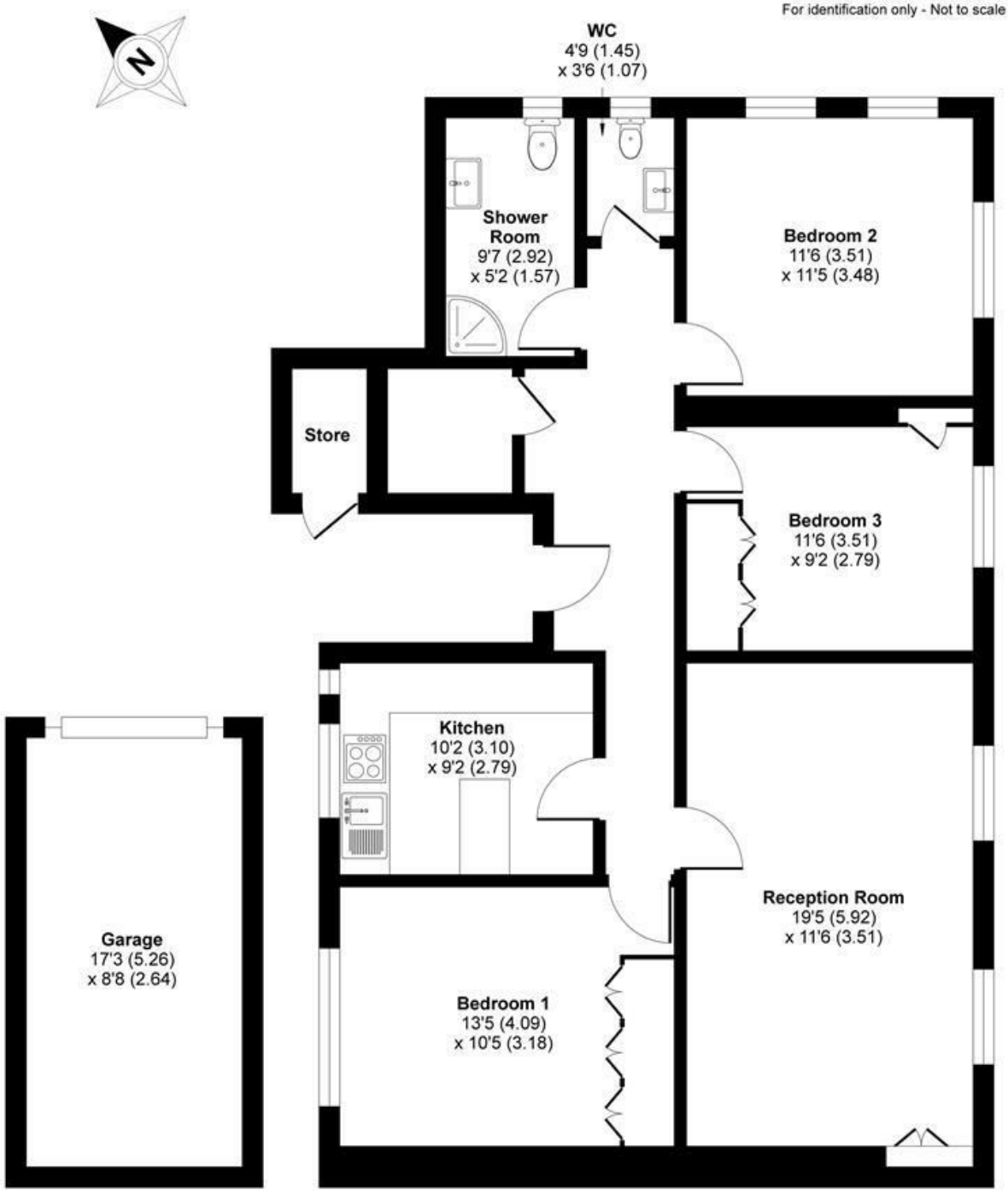
An excellent, spacious, well-presented three-double bedroom top floor period apartment with a garage set within the unique courtyard of the Surbiton Court development. Located only a short walk from Surbiton mainline station, the high street and the Thames path to Kingston. The many benefits include a spacious reception room with ample sitting and dining space and a feature fireplace. There is a separate modern fitted kitchen breakfast room. Three good-sized double bedrooms, two of which have fitted wardrobes the third ideal as a study. A modern white fitted shower room with wc and a separate wc with wash hand basin. There is a large entrance hallway with a walk-in airing cupboard. Double glazing and gas central heating. A secure external storage cupboard and a generous sized garage. The stunning communal gardens are the centre piece of this delightful courtyard development. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £790 per qrt. Sold with no onward chain.

Guide Price £599,950 Leasehold - Share of Freehold

EPC Rating: C

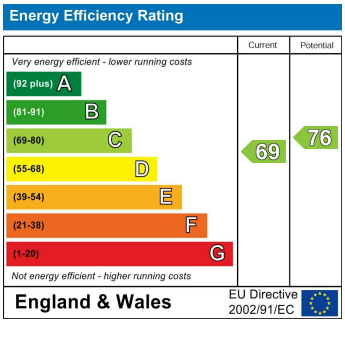
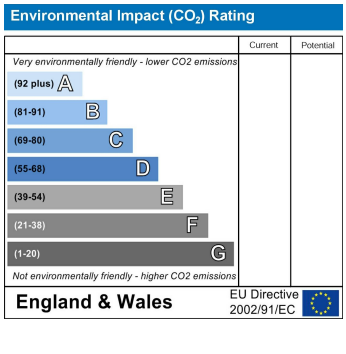
St. Andrews Square, Surbiton, KT6

Approximate Area = 1111 sq ft / 103.2 sq m (includes garage)
Outbuilding = 15 sq ft / 1.4 sq m
Total = 1126 sq ft / 104.6 sq m
For identification only - Not to scale



SECOND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Matthew James. REF: 768504

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.