MatthewJames

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

Lenelby Road, Surbiton, KT6 7BG

An excellent one-bedroom first floor purpose-built apartment with a modern kitchen and bathroom and parking. Located within easy reach of Surbition mainline station and high street with local shops and amenities on the 'door step'. The many benefits include a large lounge dining room with sitting and dining space, an open-plan contemporary kitchen with a built-in oven, hob, microwave, hood and oak surfaces. There is a good-sized bedroom with built-in wardrobes. A white bathroom suite with a shower above the P-shaped bath, heated towel rail and built-in storage. Electric heating and modern double glazing. Well maintained communal areas and parking to the rear. Sold with a 92-year lease. We are informed the service charge is £1030 per 6 months and the ground rent £300 pa. No onward chain.

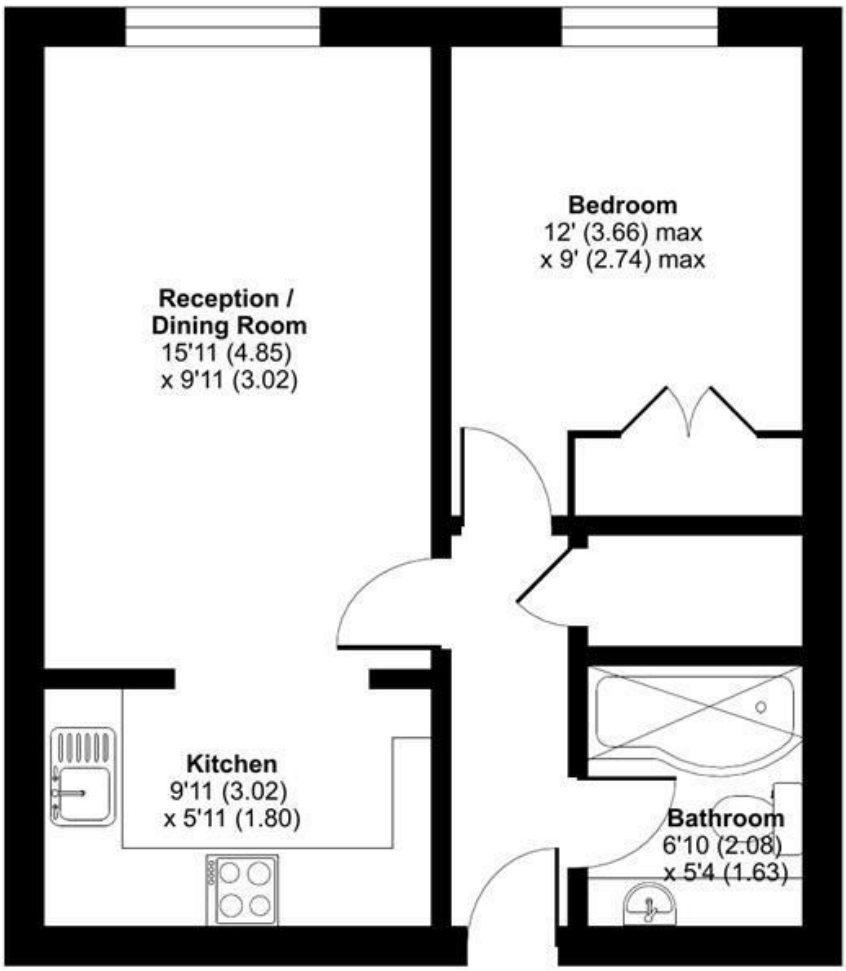
Guide Price £229,950 Leasehold

EPC Rating: C

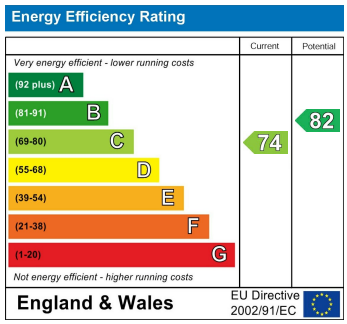
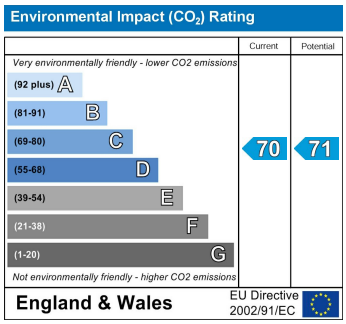
Lenelby Road, Surbiton, KT6

Approximate Area = 442 sq ft / 41 sq m

For identification only - Not to scale



FIRST 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: 1450413

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.