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## Berrylands, Surbiton, KT5 8JE

An excellent, spacious first floor studio apartment, with a defined living and sleeping area, set in a grand detached Victorian house with parking. Surbiton mainline station and high street are within walking distance. The many benefits include a large studio room with sash windows and defined areas. A separate modern fitted kitchen with integral appliances. There is a contemporary-styled shower room. Electric heating. Communal storage and bike store. Parking to the rear of the building. Council tax band B. We are informed the service charge is £1,187pa. Share of the Freehold and a lease of 107 years. No onward chain.

**Guide Price £199,950 Leasehold - Share of Freehold**

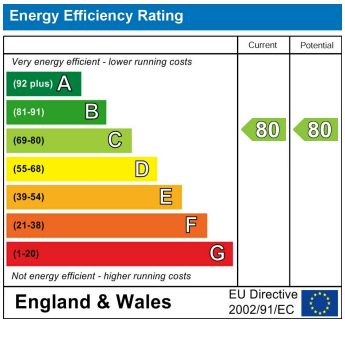
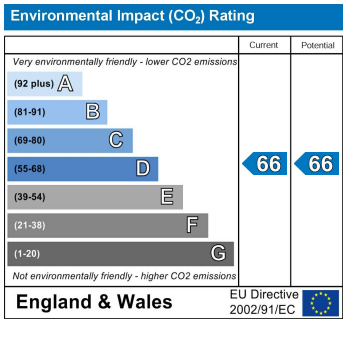
**EPC Rating: C**

# Berrylands, Surbiton, KT5

Approximate Area = 337 sq ft / 31.3 sq m

For identification only - Not to scale

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Matthew James. REF: 646193

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.