



## Berrylands Road, Surbiton, KT5 8PD

An excellent, light, bright second floor one-bedroom apartment with lovely views and a garage. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the doorstep. The many benefits include a good-size living room with sitting and dining space. A separate modern fitted kitchen with a breakfast bar. There is a large double bedroom with fitted wardrobes and a white bathroom suite with a shower over the bath. Gas central heating and double glazing. The welcoming entrance hallway includes a storage cupboard. To the rear is a brick-built garage and there are well-maintained communal gardens. Council tax band C. Sold with a new lease of 173 years. We are informed the current service charge is £2189 pa. Sold with no onward chain. A lovely home.

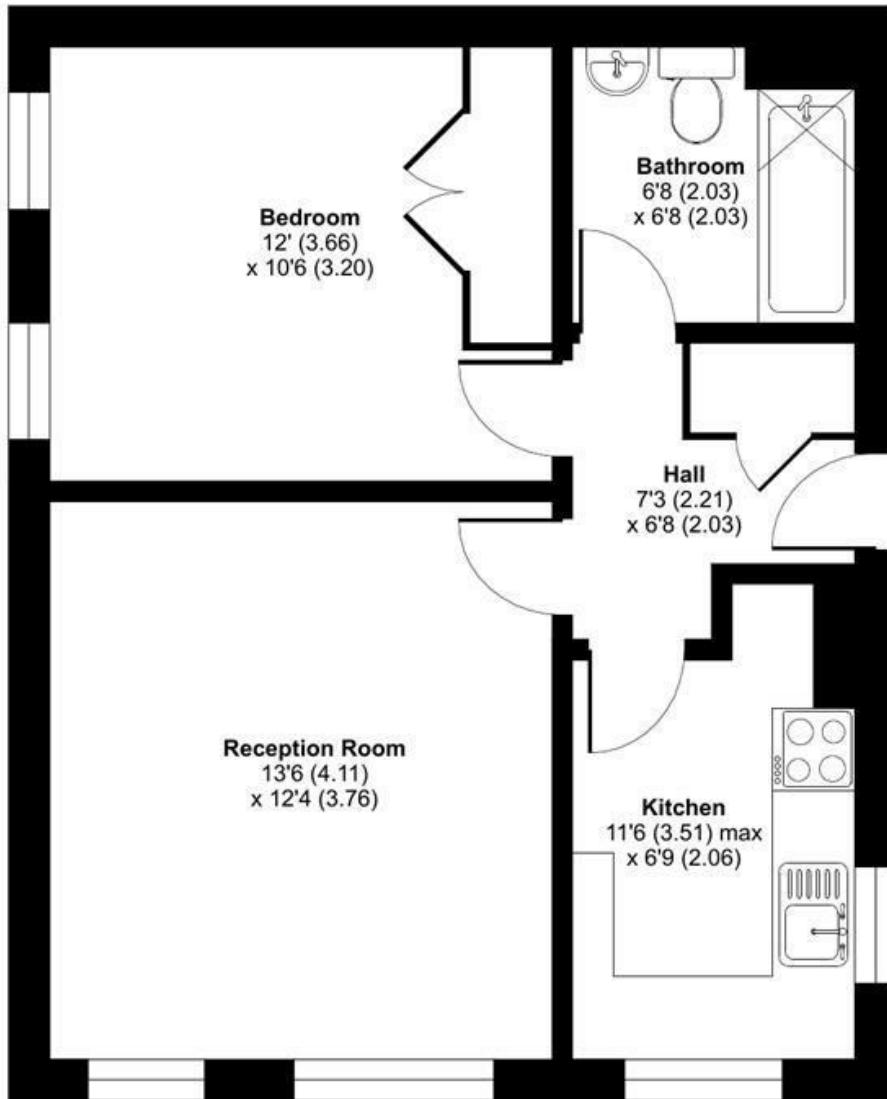
**Guide Price £310,000 Leasehold**

**EPC Rating: D**

# Berrylands Road, KT5

Approximate Area = 478 sq ft / 44.4 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 2024.  
Produced for Matthew James. REF:1122794

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	63
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		