



barnard marcus

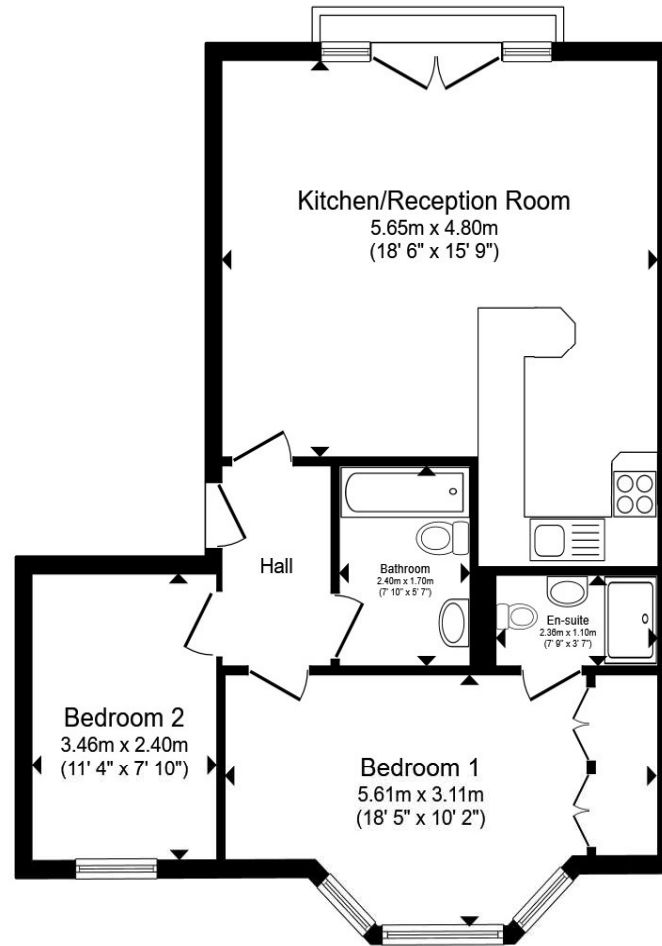
**Surrey Heights, Upper Brighton Road, Surbiton, KT6 6QX**

**welcome to**

**Surrey Heights, Upper Brighton Road, Surbiton**

Situated within an attractive and characterful conversion, this beautifully presented chain free two double bedroom first floor apartment offers a superb blend of charm, privacy, and convenience. Additional benefits include allocated parking, communal gardens & chain free sale





Surrey Heights is set well back from Upper Brighton Road, providing a peaceful and secluded setting whilst remaining within easy reach of Surbiton town centre and mainline station which offers fast and frequent services into London Waterloo whilst the surrounding area provides a range of local amenities, cafes and green spaces. The property boasts approximately 700 sq ft of well-proportioned & presented accommodation, making it an ideal purchase for first-time buyers, commuters, or investors alike.

The apartment occupies the first floor, enhancing both natural light and a sense of tranquillity. Internally, the property retains a wealth of character, complemented by a well-balanced layout that maximises both space and comfort.

The heart of the home resides within the vast open plan living/dining/kitchen space which offers breath-taking views from the Juliet balcony whilst the kitchen provides an ample amount of counter top space as well as storage.

Both bedrooms allow space for double beds whilst the master enjoys a large bay-fronted window as well as a generous amount of storage & a three piece en-suite bathroom.

Completing this rare to market home is the three piece family bathroom with the property further benefiting from allocated off-street parking, access to a well-maintained communal garden, share of freehold and a chain free sale.

**Total floor area 65.0 m<sup>2</sup> (700 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Surrey Heights, Upper Brighton Road, Surbiton

- Two Double Bedrooms/Two Bathrooms
- Share Of Freehold
- Allocated Off Street Parking
- Chain Free
- Close To Surbiton Station With Excellent Transport Links

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2159.19

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £410,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/SUR109504](https://barnardmarcus.co.uk/Property/SUR109504)



Property Ref:  
SUR109504 - 0003

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