



barnard marcus

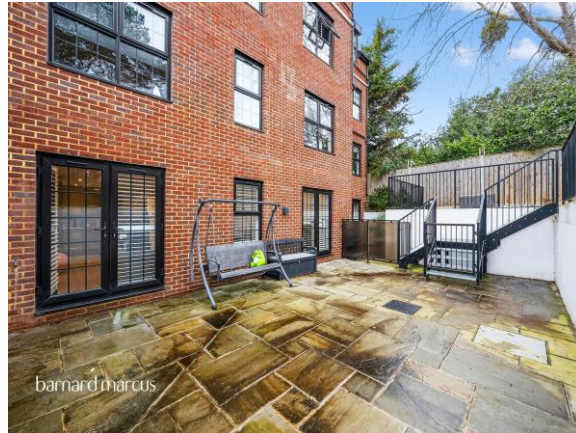
Villiers Avenue, Surbiton KT5 8BD

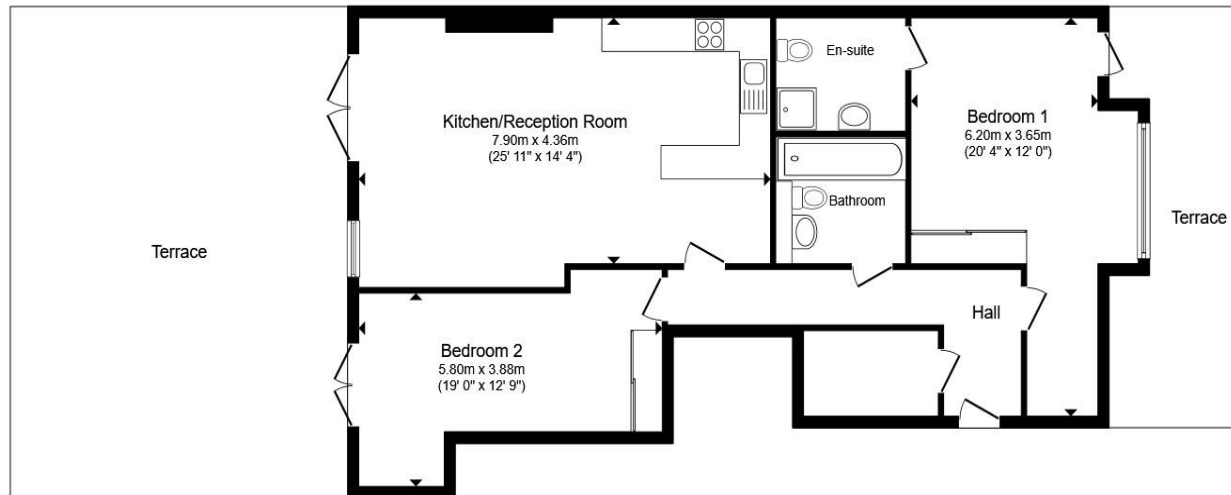

**barnard
marcus**

welcome to

Villiers Avenue, Surbiton

Beautifully designed & meticulously constructed in 2022; this breath-taking two bedroom as well as two bathrooms apartment spans over 1,000 sq ft. The apartment further benefits from front & rear private outside spaces as well as communal gardens.





Lower Ground Floor

Total floor area 101.8 m² (1,096 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



Beautifully designed & meticulously constructed in 2022; this breath-taking two bedroom as well as two bathrooms apartment spans over 1,000 sq ft is offered to the market chain free making it a must seen for any keen buyer.

The heart of the home resides in the vast open plan living/kitchen/dining area with the kitchen offering a variety of integrated appliances as well as an ample amount of storage & counter top space as well as a breakfast bar. Adjoining is the second bedroom which comes with built in storage & much like the living space; grants direct access to the private front patio area.

Completing this phenomenal home is a contemporary three piece bathroom & another sizable bedroom which grants direct access to the large private rear patio space whilst also enjoying built in storage as well as an en-suite bathroom.

With the additional benefits of luscious communal gardens, bike storage & a chain free sale; this property is expected to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

Villiers Avenue, Surbiton

- Two Bedroom
- Two Bathroom
- Private Outside Space
- High Specification Through Out
- Chain Free

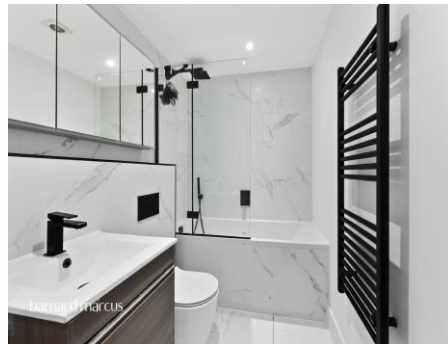
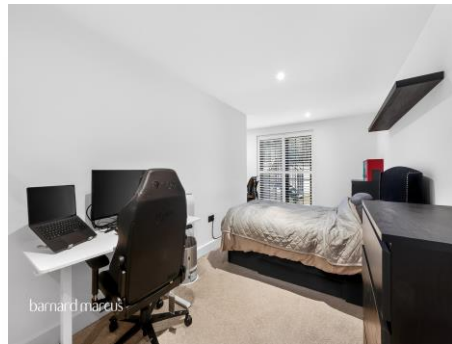
Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£617,500



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR109338



Property Ref:
SUR109338 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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