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Adams Close, Surbiton, KT5 8LB

An excellent two double bedroom first floor apartment with a garage. Located in a residential cul-de-sac within walking distance of Surbiton mainline station and high street. The many benefits include a large reception with sitting and dining space and a Juliet balcony. There is a good size separate fitted kitchen with appliances. Two double bedrooms, both with fitted wardrobes. A modern white fitted bathroom with a shower above the bath. A welcoming entrance hall with storage cupboards. Gas central heating and modern double glazing. There is a garage to the rear of the property and well-maintained grounds. Council tax band C. We are informed the current service charge is £1000 pa. The vendors are currently extending the lease to 176 years with a peppercorn ground rent. No onward chain.

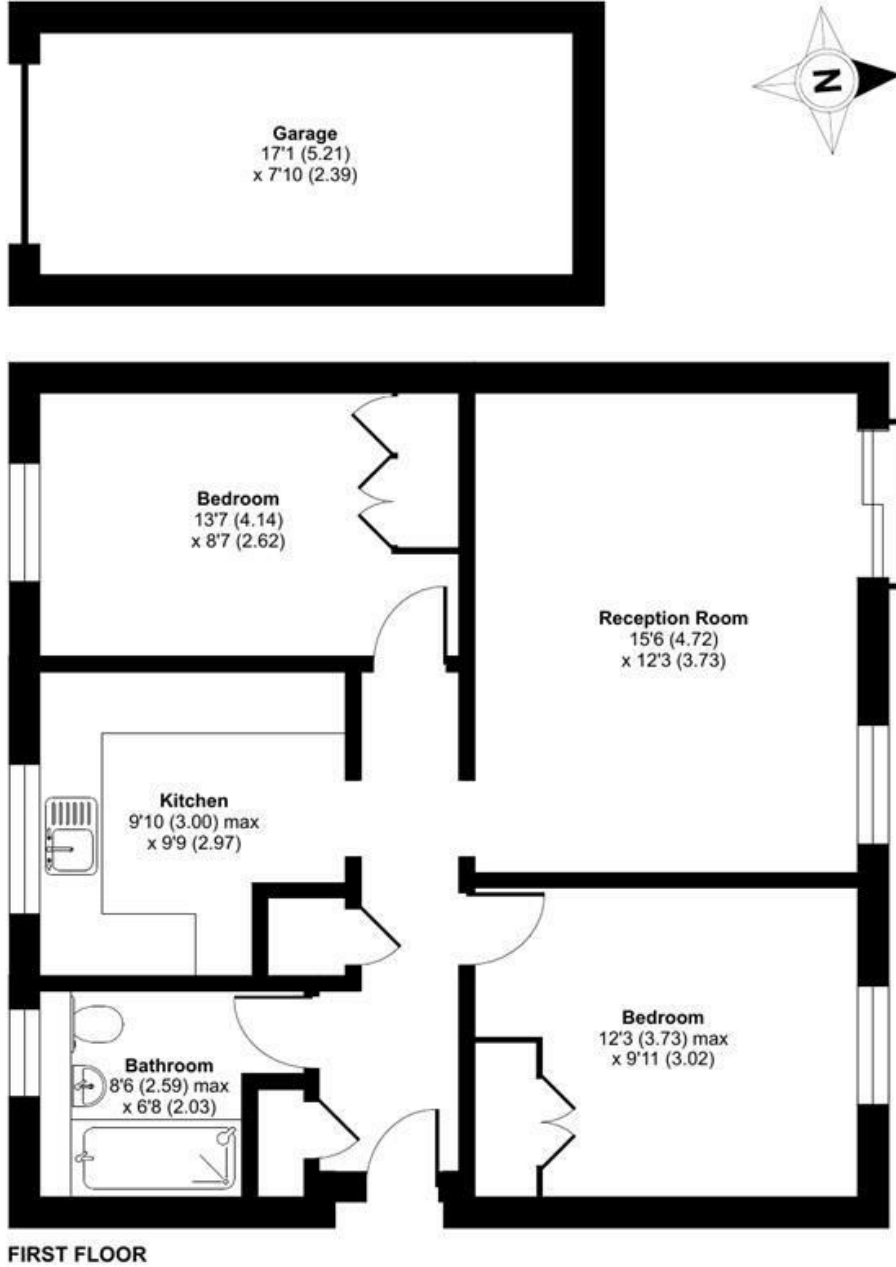
Guide Price £350,000 Leasehold

EPC Rating: C

Palace Court, Adams Close, Surbiton, KT5

Approximate Area = 814 sq ft / 75.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1097185

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 | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 78 | | 78 | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |