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Barnsbury Lane, Surbiton, KT5 9NE

An excellent one-bedroom first-floor apartment set in a modern building with a parking space. Located within a short walk of Tolworth station (30-35 minutes to London Waterloo) and bus stops with approx. 25-minutes service to Kingston as well as access to the A3. The many benefits include a good size living space with sitting, dining space and a modern fitted open-plan kitchen with an integral oven-hob-hood. There is a good size double bedroom and a modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. Parking space. Council tax band C. Lease length 114 years. We are informed the service charge is £1350pa and the ground rent £250 pa.

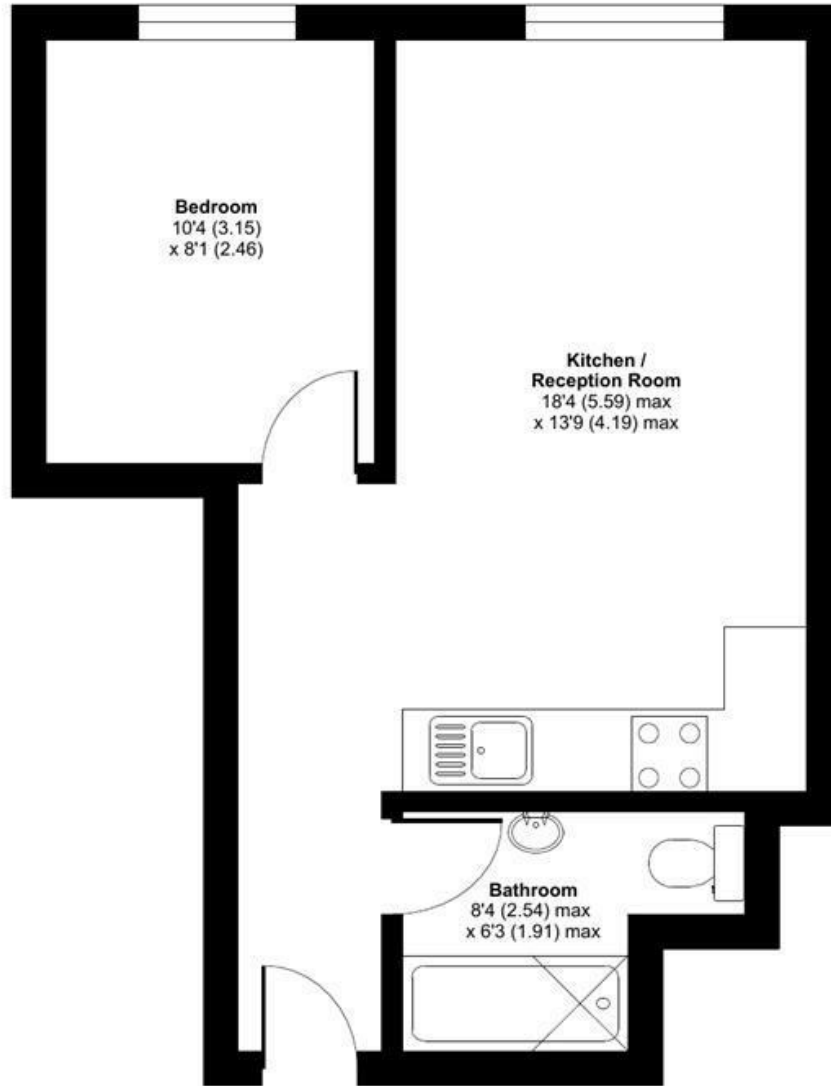
Guide Price £199,950 Leasehold

EPC Rating: B

Barnsbury Lane, Surbiton, KT5

Approximate Area = 370 sq ft / 34.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2024. Produced for Matthew James. REF: 1328906

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			
England & Wales		81	81
	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		