



Minstrel Gardens, Surbiton KT5 8DX

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welcome to

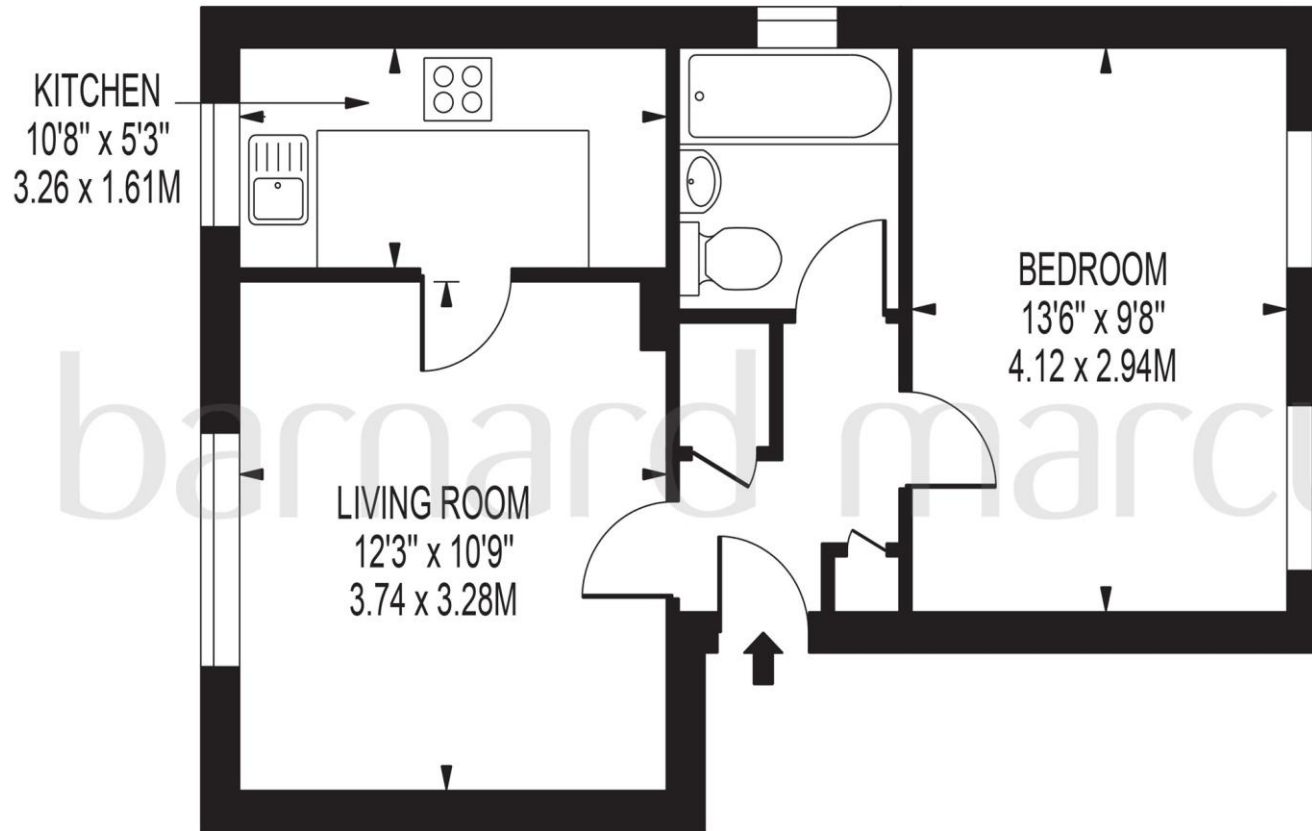
Minstrel Gardens, Surbiton

A well-presented first-floor apartment located in the popular Minstrel Gardens development. Offered to the market with no onward chain, this spacious one-bedroom home is ideal for first-time buyers and investors alike.



MINSTREL GARDENS

APPROXIMATE GROSS INTERNAL FLOOR AREA: 404 SQ FT - 37.50 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

The accommodation features a bright and generous double bedroom, a well-kept living/dining space, a modern fitted kitchen, and a clean, contemporary bathroom. The property benefits from allocated parking, adding convenience for residents and visitors.

With a long lease of approximately 145 years remaining and a service charge of £1,500 per annum, the apartment offers long-term peace of mind.

Situated in a quiet residential cul-de-sac within easy reach of local shops, transport links, and Surbiton's vibrant town centre, this is a fantastic opportunity to secure a turn-key home in a desirable location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Minstrel Gardens, Surbiton

- One Spacious Bedroom
- Chain Free Sale
- Modern & Stylish Condition
- Allocated Parking Space
- Long Lease

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 1500.00

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.

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUR109673 - 0001

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.

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