



Radulf House, Tala Close, Surbiton, KT6 7EY

welcome to

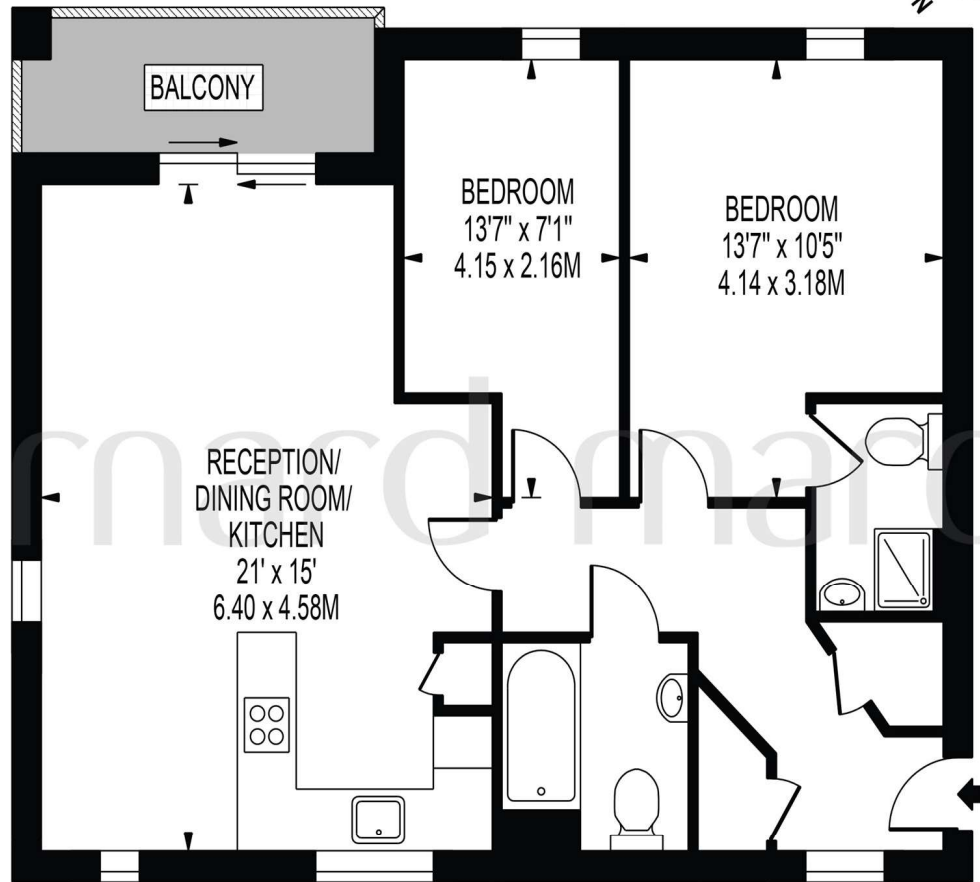
Radulf House, Tala Close, Surbiton

This truly breath-taking two double bedroom apartment offers beautifully presented and airy living accommodation, further benefiting from two bathrooms, a private balcony, allocated off-street parking, and the remainder of a new homes warranty.



RADULF HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 705 SQ FT - 65.48 SQ M



SECOND 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.

Residing within a peaceful & tranquil development; this two double bedroom apartment offers beautifully presented & airy living accommodation. The location further benefits from an excellent location to Tolworth Girls School as well as the A3 with just short distance of 0.6 miles to Tolworth Rail Station & 1.3 miles to Surbiton Rail Station.

Before entering Radulf House, you'll notice the luscious & vast communal gardens which surround the building whilst external bike storage can also be found on the grounds. The home opens with a wonderfully welcoming hallway entrance that's flows elegantly in to the heart of the home which is located in vast open plan living/kitchen/dining area. The living/dining area enjoys a tremendous amount of natural light whilst the kitchen offers a variety of integrated appliances as well as quartz counter tops & breakfast bar. Direct access can also be granted to the private balcony through the living/dining area.

Back down the hallway you'll find two double bedrooms, the master of which includes a stylish en-suite bathroom and built in wardrobes; as well as a contemporary three piece family bathroom.

With the additional benefit of an allocated off street parking and remaining new homes warranty; this is expected to be incredibly popular so immediate inspection is advised to avoid disappointment.

welcome to

Radulf House, Tala Close, Surbiton

- Two Double Bedrooms
- Two Bathrooms
- High Specification Through Out
- Balcony
- Allocated Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 2984.68

Ground Rent: 350.00

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.

offers in excess of

£375,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR109455



Property Ref:
SUR109455 - 0007

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.



barnard marcus



020 8390 8181



Surbiton@barnardmarcus.co.uk



5A Surbiton Parade St. Marks Hill, SURBITON,
Surrey, KT6 4RB



barnardmarcus.co.uk