

Portsmouth Road, Thames Ditton, KT7

£340,000 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

IVY GATE are delighted to introduce to the market this simply stunning and spacious one bedroom ground floor apartment. This "turn key" home forms part of a well-managed and modern development located a short distance away from Thames Ditton village. The home comprises: Entrance hallway with a generous storage cupboard, stylish bathroom, large double bedroom with double glazed sash windows and built-in storage. The heart of the home is the spacious (7.56m x 4.65m) open plan kitchen-reception room, boasting natural light flooding through French doors that lead to a private balcony. The kitchen comes with plenty of storage, high specification Integrated appliances and a breakfast bar. This space is perfect for entertaining! The home further benefits from an allocated parking space. The lease has approximately 115 years remaining, the service charge is approximately £144 per month and the ground rent is approximately £275 per annum.

Ground rent (annual): £275 Maintenance

Service charge aprox £144 per month

Allocated off street parking for one car

Ground floor apartment

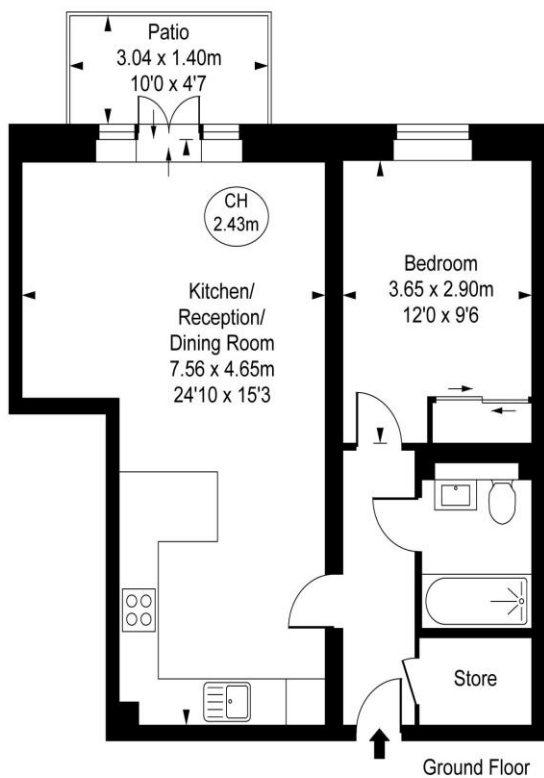
Private balcony

Turn key apartment.

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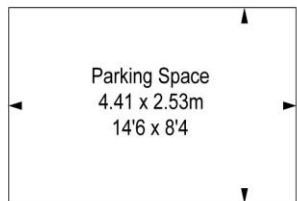
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Portland Place,
Portsmouth Road, KT7
Approximate Gross Internal Area
51.27 sq m / 552 sq ft

(CH = Ceiling Heights)



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
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Tenure: Leasehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
Not energy efficient - higher running costs		
(1-20) G		

England & Wales EU Directive 2002/91/EC
www.epc4u.com

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.