Matthew James

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St. Marys Road, Surbiton, KT6 4JG

TO LET

We are delighted to offer this outstanding, modern, spacious one bedroom apartment, (with lift) with a private balcony and a secure parking space in the heart of Surbiton. Only moments' walk from the high street and mainline station, the accommodation comprises; very large contemporary living space with a generous seating area, dining space and a desirable lengthy, high-gloss fitted kitchen with quality integral appliances and stone surfaces. A sliding door leads to a good sized south-facing 2nd floor balcony. There is a spacious double bedroom with large built-in wardrobes and a sumptuous white and stone shower room with a walk-in double shower. The property benefits from double glazing and under floor heating, well maintained communal areas and a secure covered parking space. The property is offered part furnished and is available immediately. Council tax band C.

£1,600 Per Month per calendar month (other fees may apply)

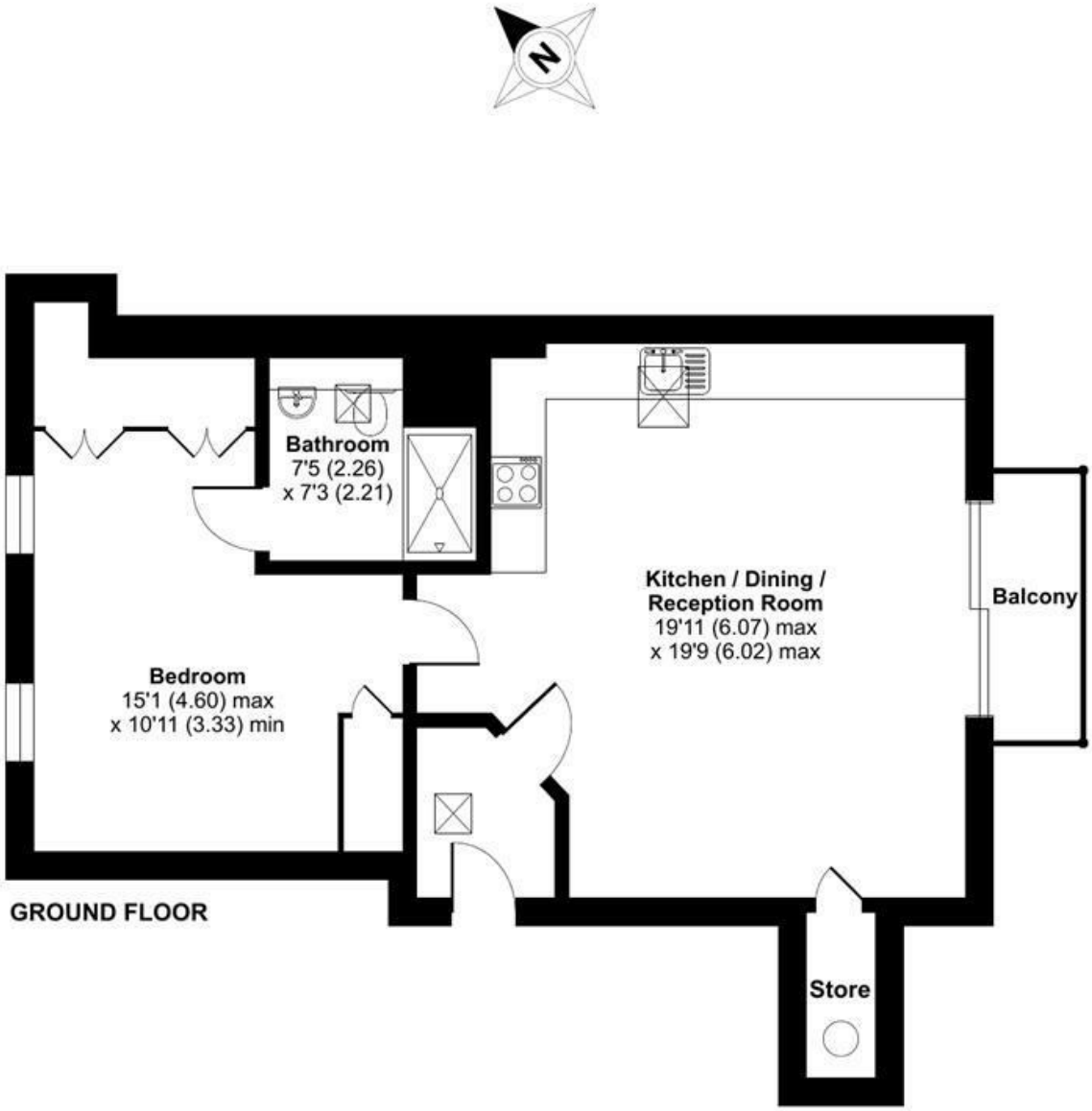
EPC Rating: D

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Approximate Area = 661 sq ft / 61.4 sq m

For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
Produced for Matthew James. REF: 985071

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

