



## **2 Double Bedroom 1st Floor Apartment Fulmar Close, Surbiton, KT5 8QH £450,000 Leasehold**

A light bright and airy, larger than average 2 double bed, 2 bath, 1st floor apartment located in a quiet cul-de-sac within a short walk of Surbiton Main Line station and town centre

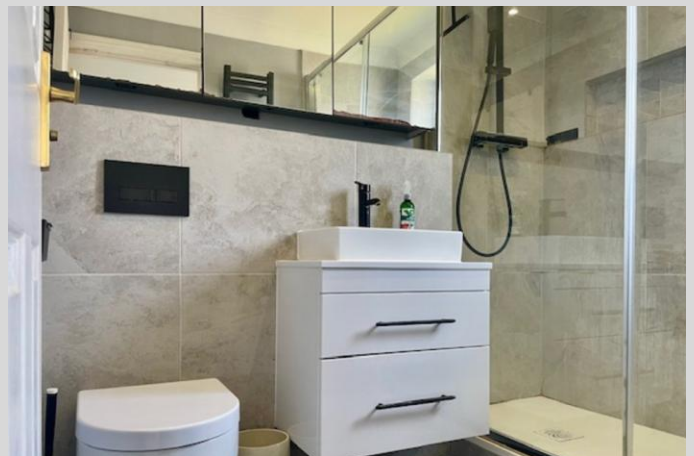
Further benefits include a large reception room with dual aspect, modern fitted Kitchen with Built in Appliances, modern fitted bathroom, Modern fitted En-Suite Shower Room, Double Glazing, Electric Heating System, Communal Gardens, Secure undercover Parking, Bike Storage, Chain Free.

**Viewings are highly recommended**

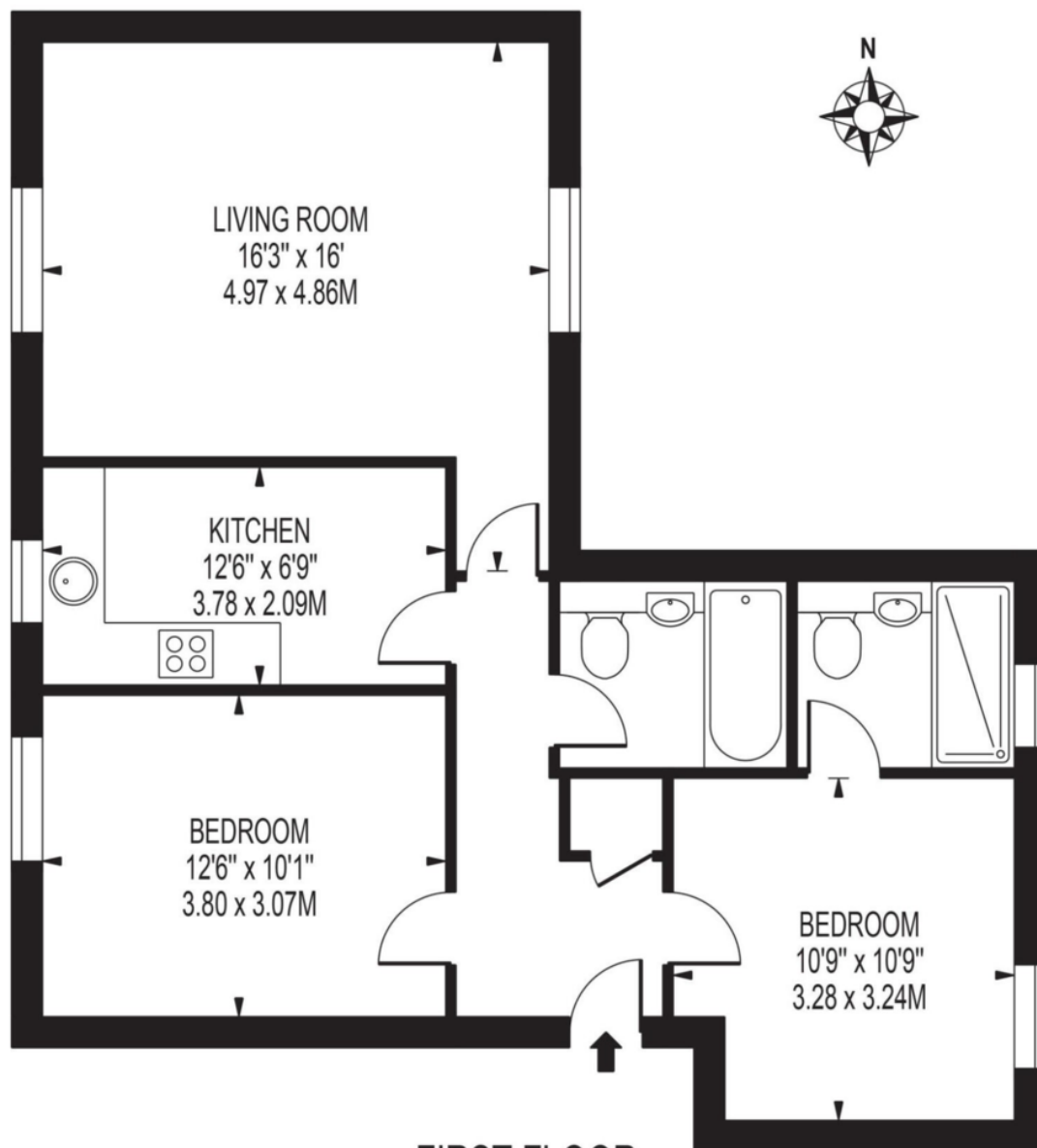
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**HERBERT COURT**  
**Fulmar Close, Surbiton**



**FIRST FLOOR**

**APPROXIMATE GROSS INTERNAL FLOOR AREA: 729 SQ FT - 67.76 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliances shown have not been tested, and no guarantee of their operability or efficiency can be given.

- Modern 1st Floor Apartment
- Two Double Bedrooms
- Modern Fitted Kitchen with Supplied and Fitted Appliances
- Modern Fitted Bathroom Suite
- Modern Fitted En-Suite Shower Room
- Double Glazed Windows
- Electric Heating System
- 729 sq Ft Living Space
- Communal Gardens
- Designated Undercover Parking
- Lease: 99 Years
- Service Charge: £950 PA
- Ground Rent: £200 PA
- 3 Permit / Cost free Visitors Parking Spaces
- Communal Bike Storage
- Chain Free