



LEASEHOLD - SHARE OF



Apartment (EPC Rating: C)

**SURBITON ROAD SURREY KT1 2HX**

Offers Over

**£460,000**



# 2 Bedroom Apartment located in Surrey

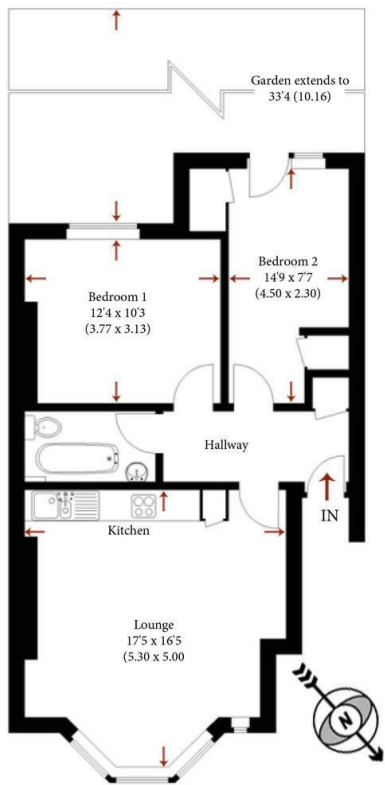
With the benefit of no onward chain, Saxon Kings are delighted to introduce to the market this rarely available Victorian conversion apartment, ideally positioned on the sought-after River Road, conveniently located for both Surbiton mainline station and Kingston town centre.

A particular highlight of this charming property is its private south-west facing garden, complemented by a private entrance and well-proportioned accommodation.

The property comprises a spacious open-plan living room with modern fitted kitchen, a master bedroom with new carpet, a second bedroom with direct access to the garden, and a bathroom fitted with a shower over the bath.

Further benefits include a 999-year lease from 2014, ground rent of £0 and a service charge of £183 per month. Parking is available via a permit from Kingston Council.

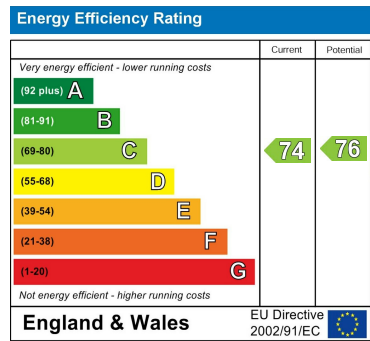
An excellent opportunity for first-time buyers, investors or those looking for a characterful home in a highly convenient location.



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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Council Tax Band  
**C**  
Energy Performance Graph

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