



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Red Lion Road, Surbiton, KT6 7RQ

An excellent, well-presented two-bedroom ground floor apartment with a private courtyard garden and parking. Located within easy reach of Surbiton mainline station and the high street with local shops and amenities on the 'doorstep'. The many benefits include a large modern living room which opens to the garden, offering ample sitting and dining space, plus a contemporary open-plan kitchen with stone surfaces and integral appliances. There is a large master bedroom and a good-sized second bedroom with built-in wardrobes. A modern white shower room and a welcoming entrance hallway. Double glazing and underfloor heating. There is a private courtyard garden with a storage shed and parking. Lease 110 years, we are informed the service charge is £311.50 per month and the ground rent £250 pa. Sold with no onward chain.

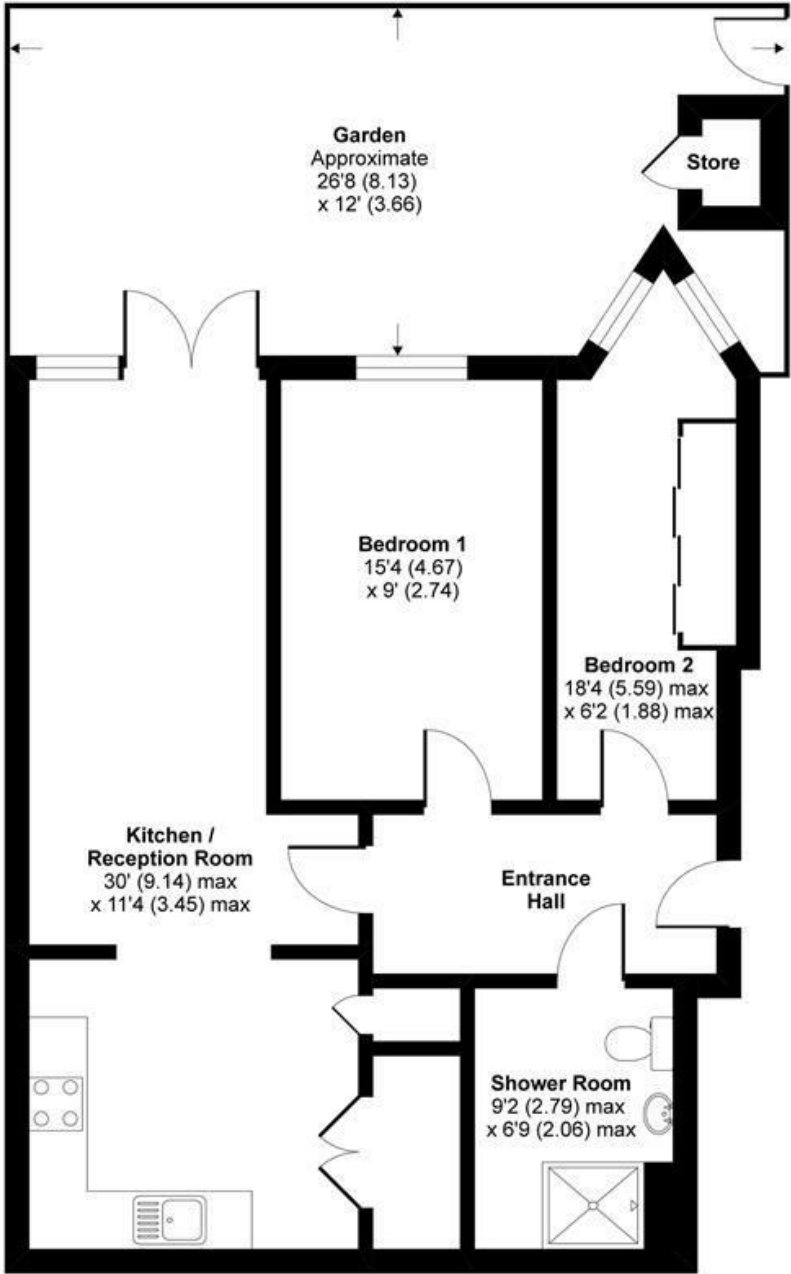
Guide Price £325,000 Leasehold

EPC Rating: B

Red Lion Road, Surbiton, KT6



Approximate Area = 711 sq ft / 66 sq m
Outbuilding = 6 sq ft / 0.5 sq m
Total = 717 sq ft / 66.6 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Matthew James. REF: 663070

We aim to make our property details a reliable guide. However they are not guaranteed and do not form part of a contract. Information in relation to lease length, service charge and ground rent has been provided by the vendor, they are likely to be subject to reviews and increases in the future and will need to be verified by your legal representative. Please note that appliances and heating systems have not been tested and therefore no warranty can be given as to their good working order. Carpets, curtains, gas fires, electrical goods/fitings and other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matters which are likely to affect your decision to buy, please contact our office.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
82	82	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
86	86	
England & Wales		
EU Directive 2002/91/EC		