



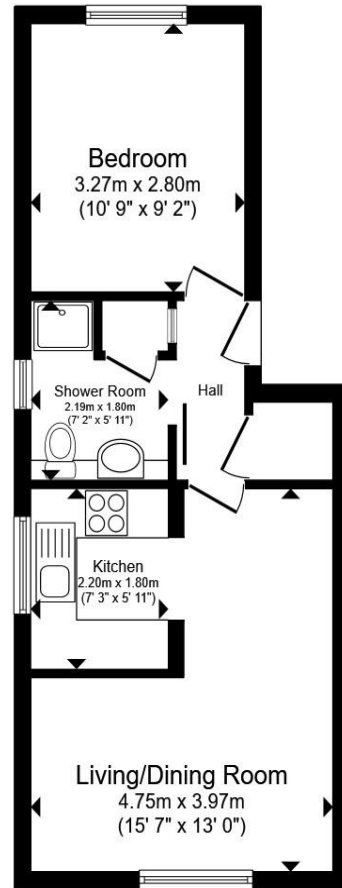
Wulfstan House Saxon Close, SURBITON KT6 6BP

welcome to

Wulfstan House Saxon Close, SURBITON

A well-presented one-bedroom second floor apartment conveniently located within easy reach of Surbiton town centre and mainline station. The property benefits from a bright living space, allocated parking, communal gardens and a share of freehold.





2nd Floor

Total floor area 35.5 m² (382 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Located on the second floor of a well-maintained residential development, this one-bedroom apartment offers practical and well-proportioned accommodation just 0.1 mile from Surbiton Station.

The property comprises a spacious living room alongside a modern fitted kitchen with a range of storage units and worktop space. The double bedroom is well-sized and is served by a contemporary shower room.

The apartment is bright throughout, benefiting from large windows that allow plenty of natural light into the principal living areas. Residents also enjoy access to communal gardens, providing attractive outdoor space, while the property further benefits from allocated parking as well as a visitors parking and a share of freehold.

Saxon Close is ideally positioned within easy reach of Surbiton town centre, offering a wide selection of shops, cafés, restaurants and everyday amenities. Surbiton Station is nearby, providing fast and frequent rail services to London Waterloo, making the property particularly appealing for commuters. Kingston town centre, the River Thames and a number of local parks are also within easy reach.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Wulfstan House Saxon Close, SURBITON

- One Bedroom
- Allocated Parking
- Share of Freehold
- Communal Garden
- Close to Surbiton Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SUR109558



Property Ref:
SUR109558 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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