

Giggs Hill Road, Thames Ditton, KT7

£435,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to introduce to the market this stunning two double first/top floor apartment. Nestled off picturesque Giggs Green in Thames Ditton village and accessed via private court yard this hidden gem comprises; private and allocated parking for one car, spacious and open plan reception kitchen with light flooding through patio doors which lead onto a private balcony area. The modern fitted kitchen also benefits for plenty of natural light coming through 4 skylights. From here is a large bedroom, family bathroom and principle bedroom with ensuite shower room. The service charge sits at approximately £3,800. The service charges includes - Management Fees, Building Insurance, Health and Safety Surveys, General Repairs & Maintenance, Electricity, Fire Testing & Maintenance, £1,000 to reserve fund.

Leasehold - lease is approx 105 years remaining Quiet and safe gated development

Ground rent £200PA

Well presented through out

Service Charge £3,800 PA inc building insurance, 2 bathrooms, garden & double electric bedrooms

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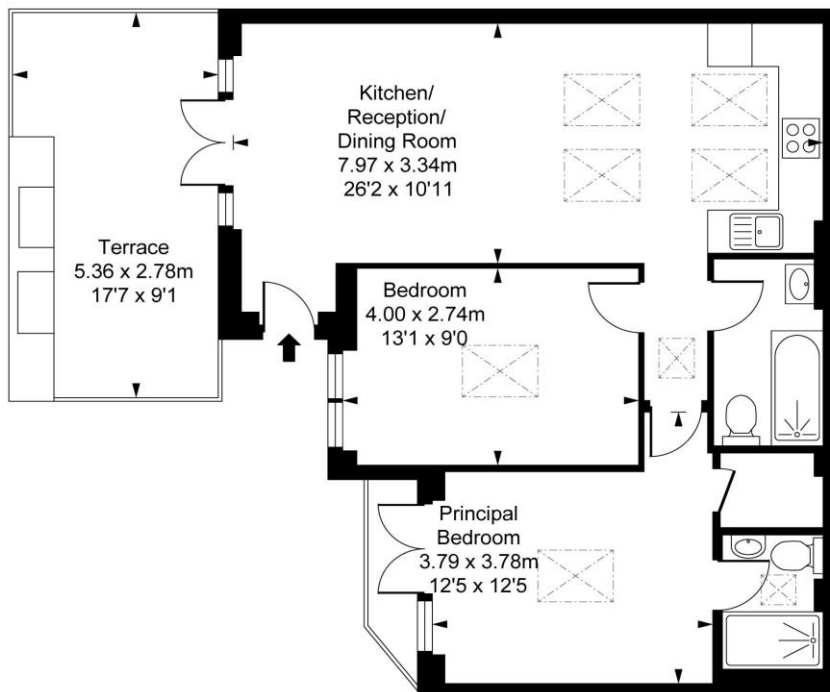
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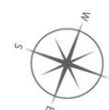
Ground rent £200PA

Well presented through out

Service Charge £3,800 PA inc building insurance, repairs, grounds and double glazing



Giggs Hill Court,
Giggs Hill Road, KT7
Approximate Gross Internal Area
61.59 sq m / 663 sq ft
(CH = Ceiling Heights)



First Floor



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in theRICS Code of Measuring Practice © Fulham Performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.