



Matthew James

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12, Catherine Road, Surbiton, KT6 4HE

An excellent, spacious two-double bedroom ground floor apartment which has been refurbished to a very high standard. Located on one of Surbiton's highly regarded river roads, within a few minutes walk of the mainline station and high street, with the Thames and the river walk to Kingston at the end of the road. The many benefits include a large living room overlooking the communal gardens. A separate new high specification, contemporary kitchen with high-end appliances and stone surfaces. There are two good size double bedrooms and a sumptuous white and stone bathroom suite with a shower over the bath. There is a welcoming entrance hallway with a storage cupboard. Gas central heating and modern double glazing. Well-maintained communal garden. Council tax band D. Lease in excess of 900 years. We are informed the service charge is £120 per month and the ground rent £16 pa. The leaseholders are in the process of trying to acquire the freehold. No onward chain.

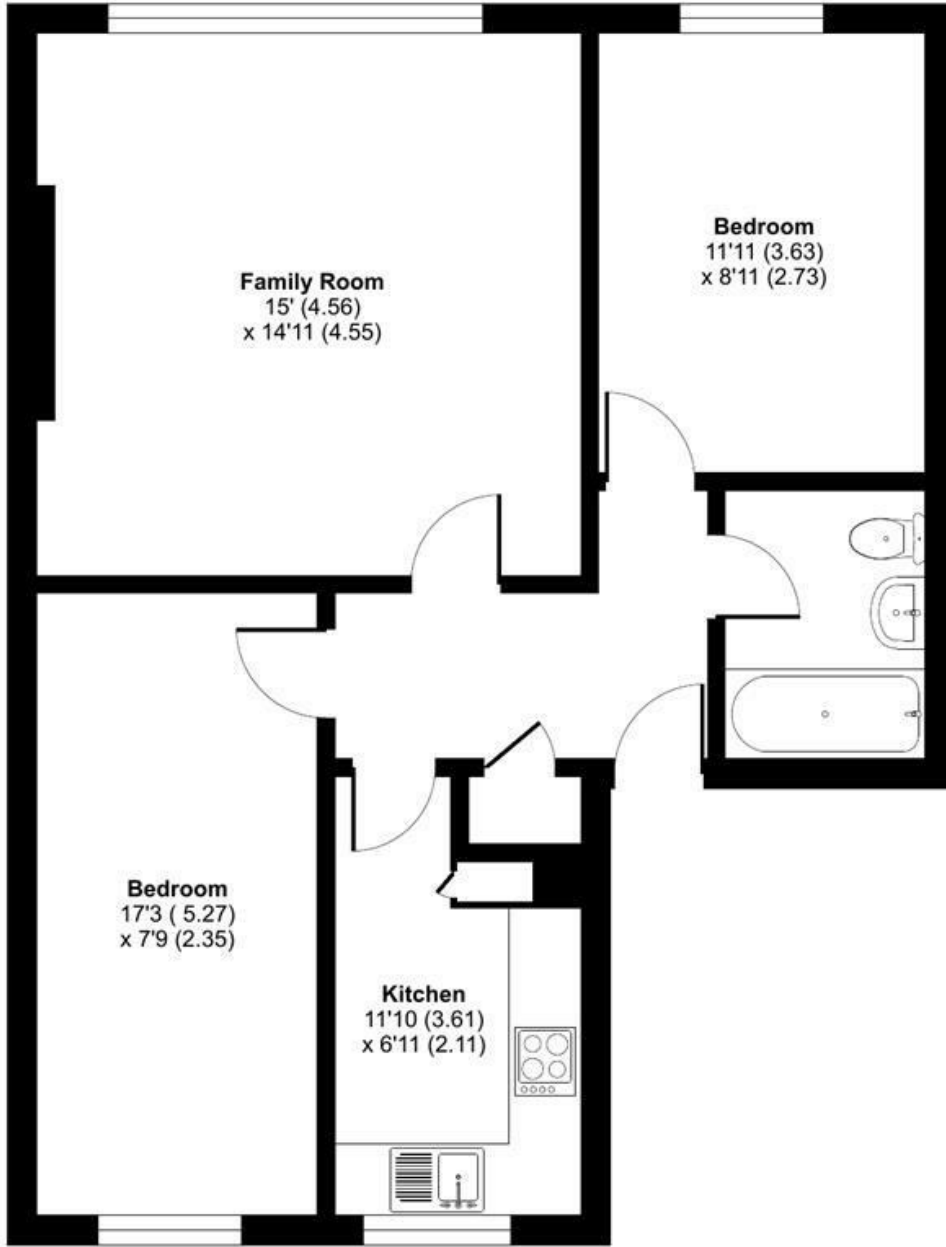
Guide Price £475,000 Leasehold

EPC Rating: C

Ranmore Court, Catherine Road, Surbiton, KT6

Approximate Area = 681 sq ft / 63.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2025. Produced for Matthew James. REF: 1373432

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			
England & Wales		77	79
	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			
England & Wales			
	EU Directive 2002/91/EC		