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## St Marks Hill, Surbiton, KT6 4PU

An excellent, light one-bedroom second floor mansion apartment. Located within a short walk of Surbiton mainline station and high street. The many benefits include a good-sized modern fitted kitchen with integral appliances and a back door to the fire escape leading to the communal garden. A spacious lounge dining room, and a good-sized double bedroom with built in wardrobes. A white bathroom suite with a shower over the bath. Double glazing and gas central heating. Well-maintained communal entrance with security phone. Council tax band C. Sold with a Share of the Freehold and a lease in excess of 900 years. We are informed the service charge is £855.80 per 6 months. No onward chain.

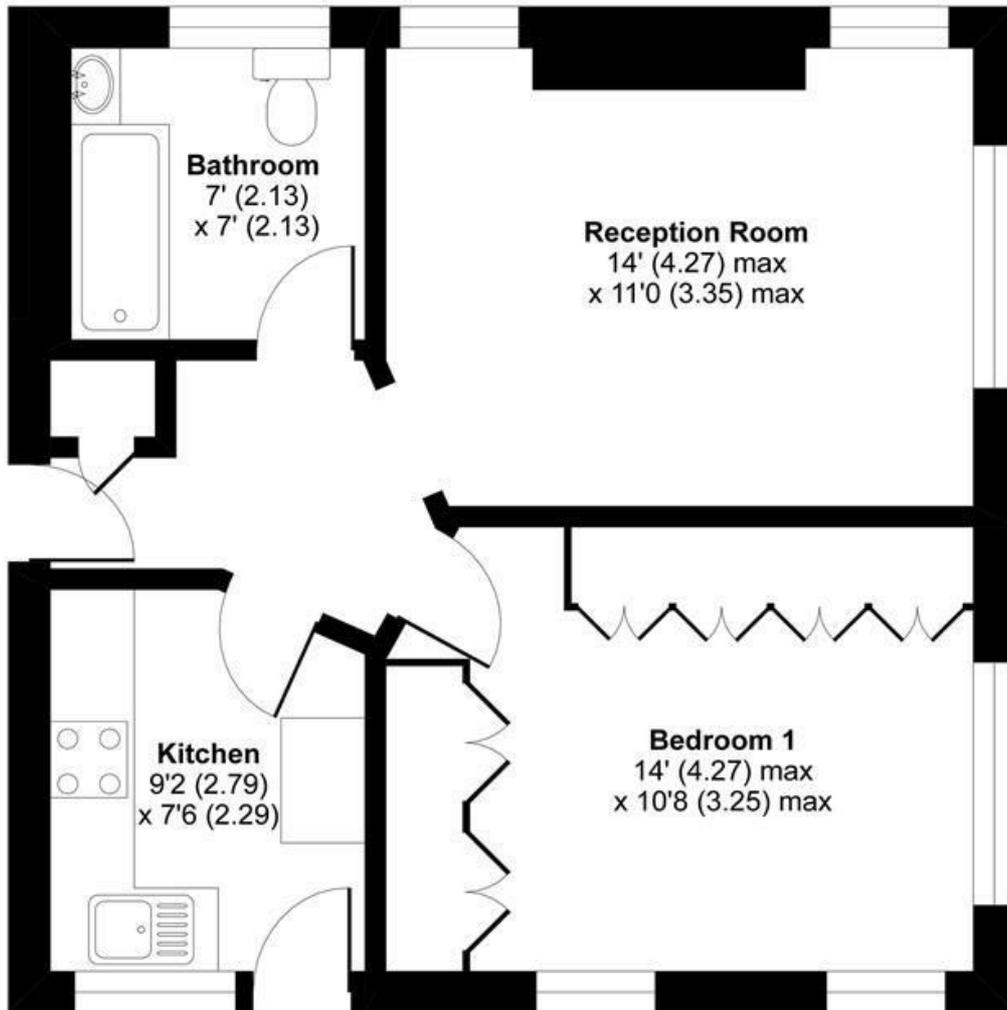
**Guide Price £300,000 Leasehold - Share of Freehold**

**EPC Rating: D**

# St. Mark's Hill, Surbiton, KT6

Approximate Area = 487 sq ft / 45.2 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 656111

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.

