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Cranes Park, Surbiton, KT5 8AH

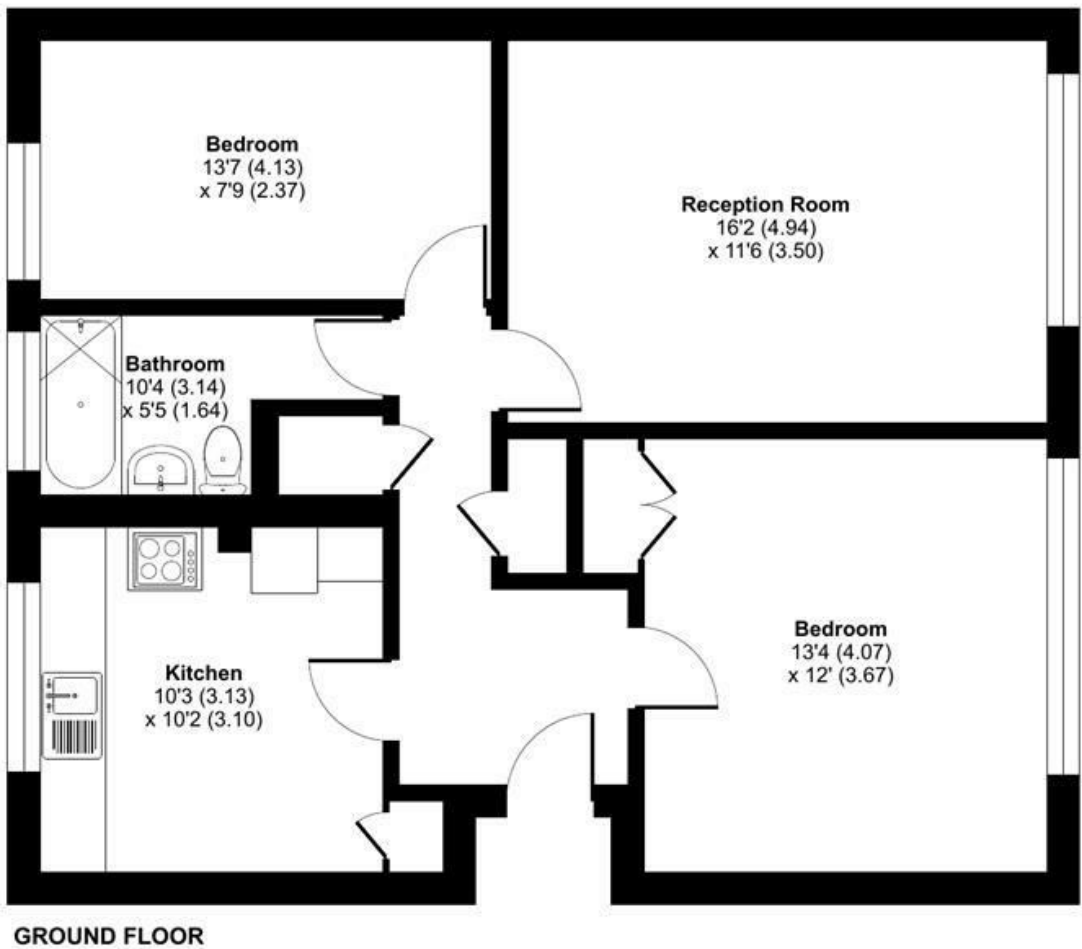
A spacious two-bedroom ground-floor purpose-built apartment. The property is in need of updating. Located within walking distance of Surbiton mainline station and high street as well as Kingston town centre. The many benefits include a large living room with ample sitting and dining space. There is a separate kitchen-breakfast room. A spacious main bedroom with fitted wardrobes and a double second bedroom. There is a modern white bathroom suite with a shower over the bath. Electric heating and modern double glazing. There are well-maintained communal gardens. Council tax band D. Sold with a Share of Freehold and a lease in excess of 900 years. We are informed the service charge is £300 per quarter. We understand, following a subsidence investigation and an insurance claim, a compact root barrier is due to be installed in Feb/March 2026. No onward chain.

Guide Price £390,000 Leasehold - Share of Freehold

EPC Rating: E

Cranes Park, Surbiton, KT5

Approximate Area = 740 sq ft / 68.7 sq m
For identification only - Not to scale



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: 1383698

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		
		72
		39
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		
England & Wales		
		EU Directive 2002/91/EC