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Portsmouth Road, Surbiton, KT6 4HY

An excellent, light-bright two double bedroom, first floor lift-serviced apartment with a garage and riverside views. Located within walking distance of the Surbiton mainline station, high street and the Thames path to Kingston. The many benefits include a spacious lounge dining room with dual-aspect large picture windows. A separate modern fitted kitchen with extensive storage, integral appliances and a breakfast bar. A large master bedroom with fitted wardrobes and a double second bedroom. There is a white bathroom suite with a shower over the bath. A welcoming entrance hallway with a cloaks and additional storage cupboards. Gas central heating and double glazing. Very well maintained communal areas, a garage and visitor parking. The building is owner-occupier only, no letting is permitted. Sold with a Share of the Freehold, and a new lease in excess of 900 years. Council tax band D. We are informed the service charge is £437.46 per qtr.

Guide Price £425,000 Leasehold - Share of Freehold

EPC Rating: C

Porton Court, Portsmouth Road, Surbiton, KT6

Approximate Area = 883 sq ft / 82 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 889657

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			
		71	77
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			
		72	80
England & Wales		EU Directive 2002/91/EC	