



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Hook Road, Surbiton, KT6 5AD

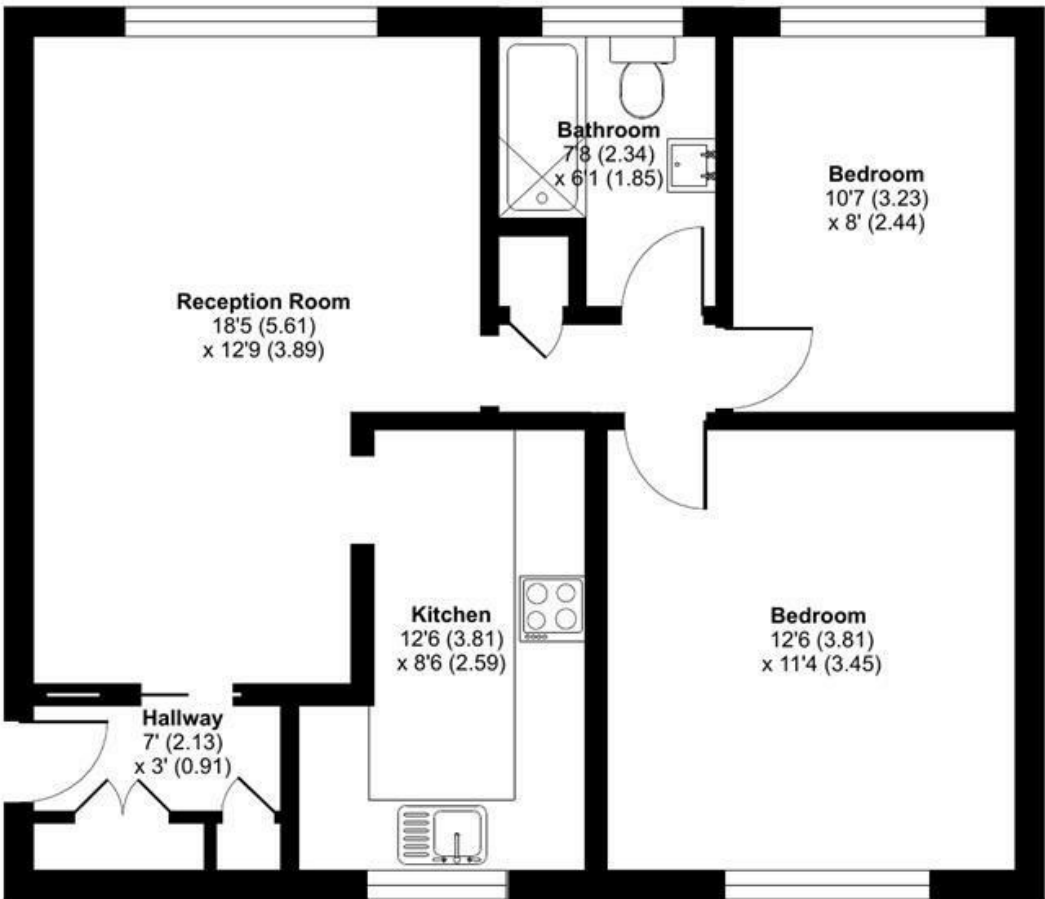
An excellent, refurbished spacious two double bedroom ground floor apartment. Located within easy reach of Surbiton mainline station and high street. The many benefits include a large lounge dining room with ample sitting and dining space. A new sleek contemporary high gloss kitchen with integral appliances. There is a large master bedroom and a double second bedroom. A sumptuous new white and stone bathroom with a shower over the bath. A welcoming entrance hallway with extensive storage. Gas central heating and modern double glazing. Parking to the rear on a first come first serve basis. A well maintained communal garden and a bike store. Council tax band C . We are informed the current service charge is £625 per qrt. Sold with a Share of the Freehold and a lease in excess of 900 years.

Guide Price £360,000 Leasehold - Share of Freehold

EPC Rating: D

Hook Road, KT6

Approximate Area = 674 sq ft / 62.6 sq m
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Matthew James. REF: 1075988.

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.

