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Portsmouth Road, Surbiton, KT6 4HW

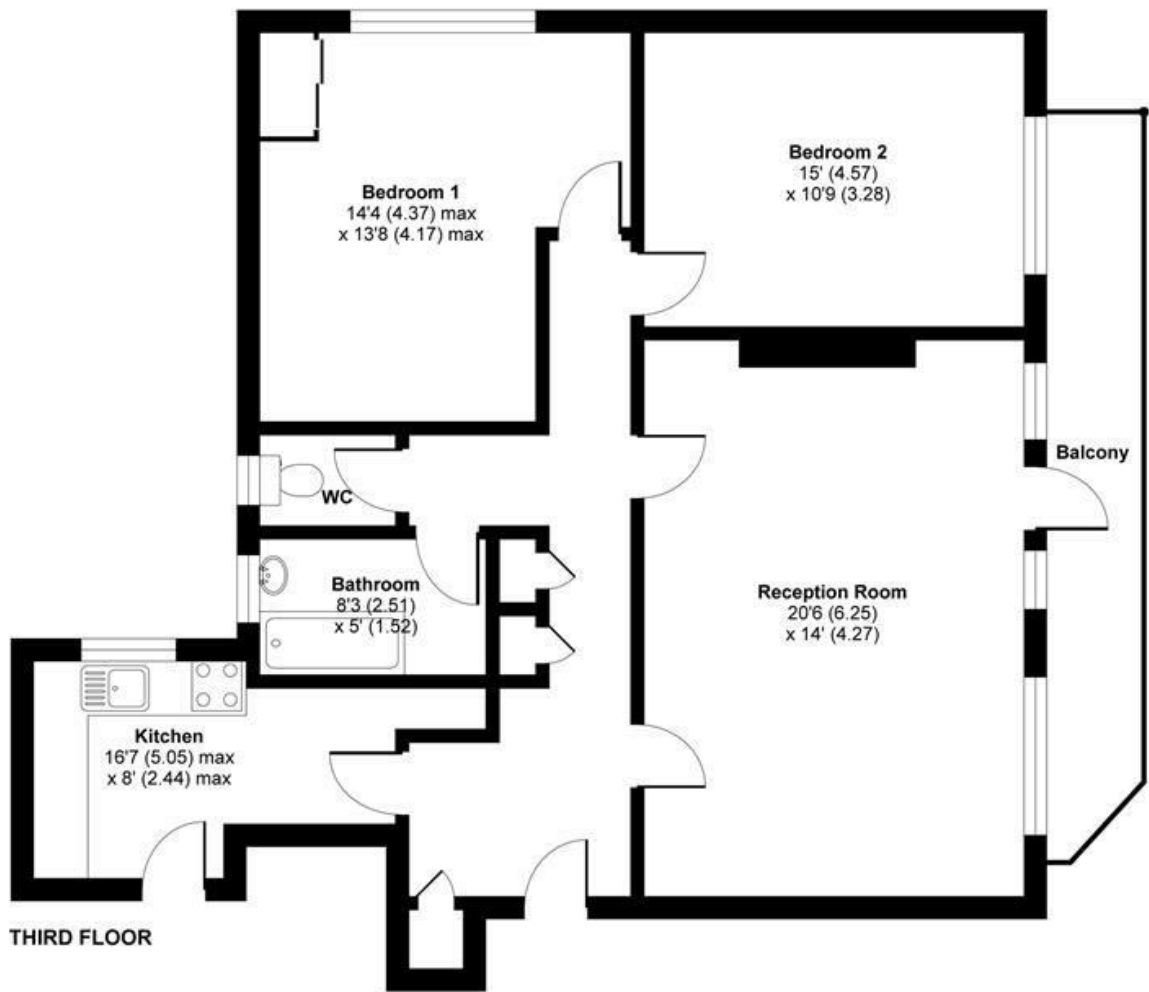
An excellent, spacious two double bedroom third floor lift serviced apartment, with extensive accommodation and a large private balcony with views across the Thames towards Home Park & Hampton Court. Located within walking distance of Surbiton mainline station, high street, the Thames and Kingston town center. The many benefits include a spacious lounge and dining room with direct access to the balcony. A welcoming entrance hallway. A good size modern fitted kitchen with a door to the communal areas. There are two large double bedrooms and a modern white bathroom suite with a shower over the bath and a separate wc. Gas central heating and modern double glazing. Well maintained communal hallways and garden. Parking on a first come first serve basis. The residents enjoy 'the right to self manage the building'. Council Tax Band D - Current lease approx. 85 years, we understand the owners are in the process of trying to purchase the freehold or extend the lease - Service Charge approx. £1800/£1900pa.

Guide Price £539,950 Leasehold

EPC Rating: D

Embassy Court, Portsmouth Road, Surbiton, KT6

Approximate Area = 951 sq ft / 88.3 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). © nidecom 2021. Produced for Matthew James. REF: 719272

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.

