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Lovelace Gardens, Surbiton, KT6 6RX

A ground floor one bedroom purpose built apartment with a separate lock up store and a parking space. Located within the popular tree lined Lovelace area Surbiton mainline station and high street are a short walk away. The many benefits include a large open planned living space with sitting and dining space. Plus a fitted kitchen with appliances. There is a separate bedroom with fitted wardrobes and a bathroom suite with a shower over the bath. Electric heating. External lock up store. Council tax band C. Lease length approx. 968 years. We are informed the service charge is £500 pa. No onward.

Guide Price £239,950 Leasehold

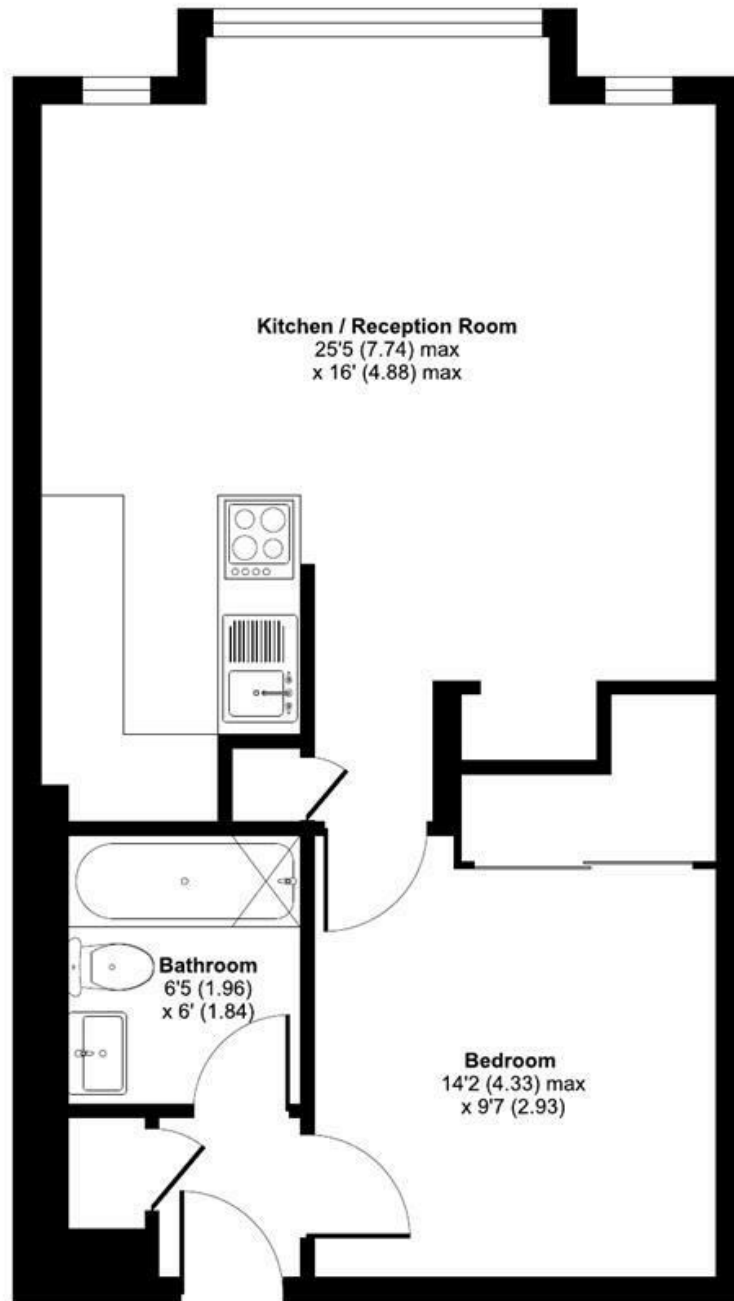
EPC Rating: D

Charminster Court, Lovelace Gardens, Surbiton, KT6



Approximate Area = 467 sq ft / 43.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Matthew James. REF: 1348459

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		
	64	83
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		