



## Donald Woods Gardens, Surbiton, KT5 9NP

A modern two bedroom ground floor purpose built apartment with parking, set on an established residential road within easy walking distance of Tolworth station and Broadway. The many benefits include a good size living room sitting and dining space. A separate fitted kitchen with appliances. There are two good size bedrooms and a white bathroom suite with a shower over the bath. Gas central heating and double glazing. Parking space. Lease 160 years. We are informed the service charge is £1200 pa. No onward chain.

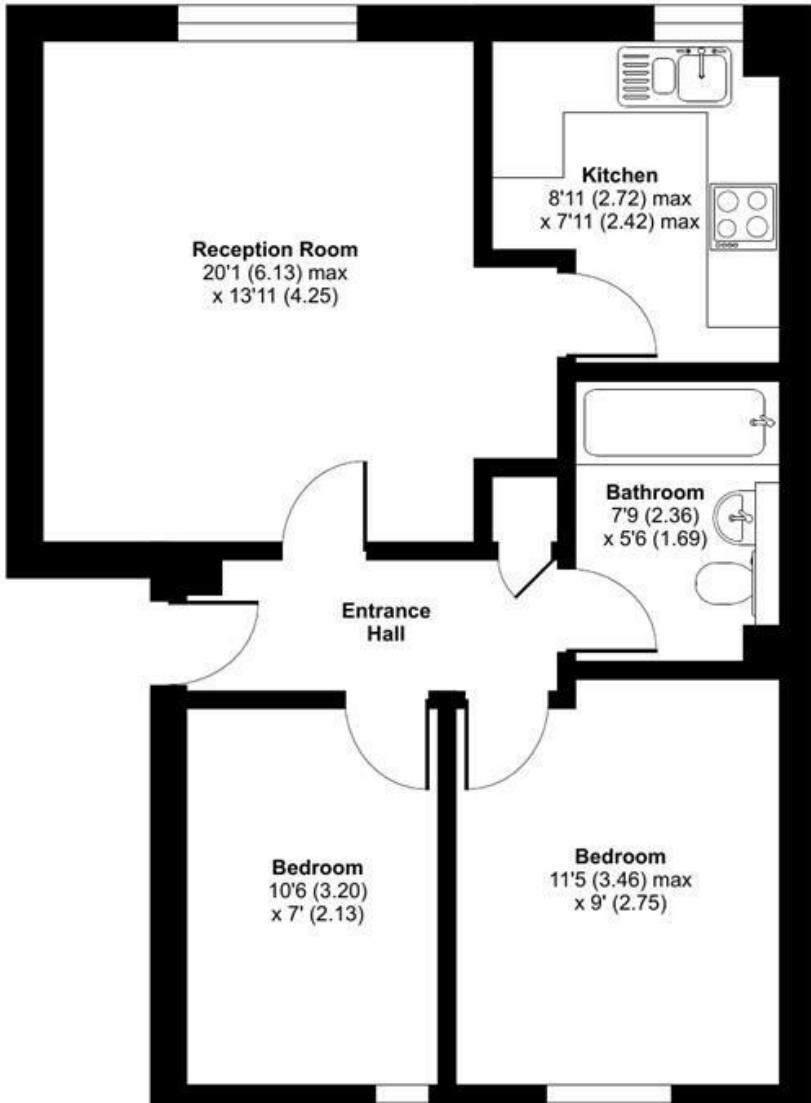
**Guide Price £279,950 Leasehold**

**EPC Rating: C**

# Donald Woods Gardens, KT5

Approximate Area = 537 sq ft / 49.9 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). © nchecom 2025. Produced for Matthew James. REF: 1235611

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/fittings 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		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		