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## Langley Road, Surbiton, KT6 6LW

An excellent two double bedroom, two-bathroom second floor conversion apartment with an allocated parking space. Set behind secure gates with a grand Victorian house. Surbiton mainline station and high street are within easy walking distance. The many benefits include a large open-plan living room with sitting and dining space, plus a sleek modern kitchen with appliances. The master bedroom includes an en-suite shower room. There is also a second double bedroom and a coordinated main bathroom. Gas central heating and double-glazed sash windows. There are well maintained communal areas and an allocated parking space. Council tax band D. Lease 112 years. We are informed the service charge is £159 pcm and the ground rent £250 pa. The property is currently part-owned by Clarion Housing Association and is offered as a 100% open-market sale.

**Guide Price £435,000 Leasehold**

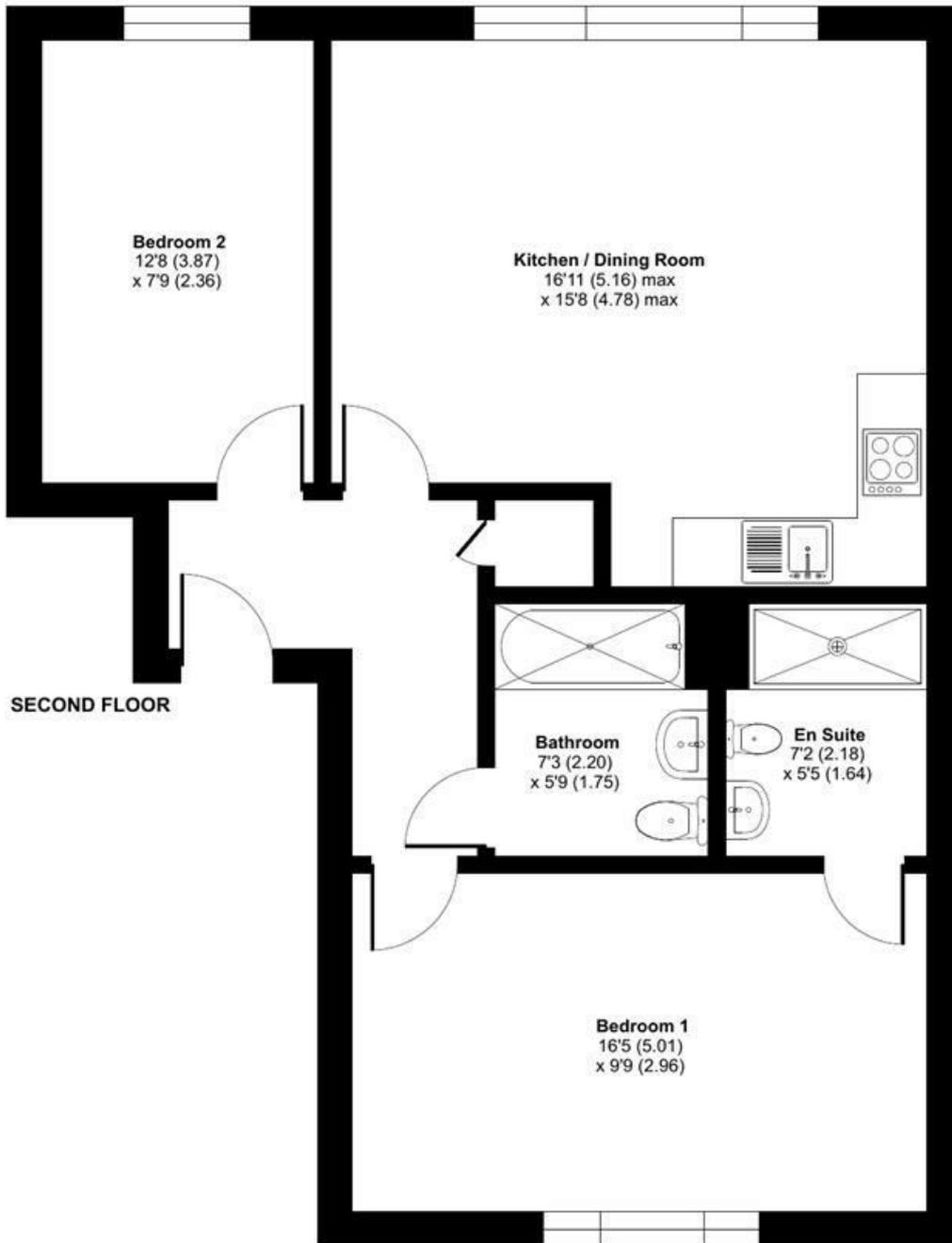
**EPC Rating: C**



# Langley Road, Surbiton, KT6

Approximate Area = 687 sq ft / 63.8 sq m

For identification only - Not to scale



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: 1429372

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.

