



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



Stratton Court, Surbiton, KT6 4SU

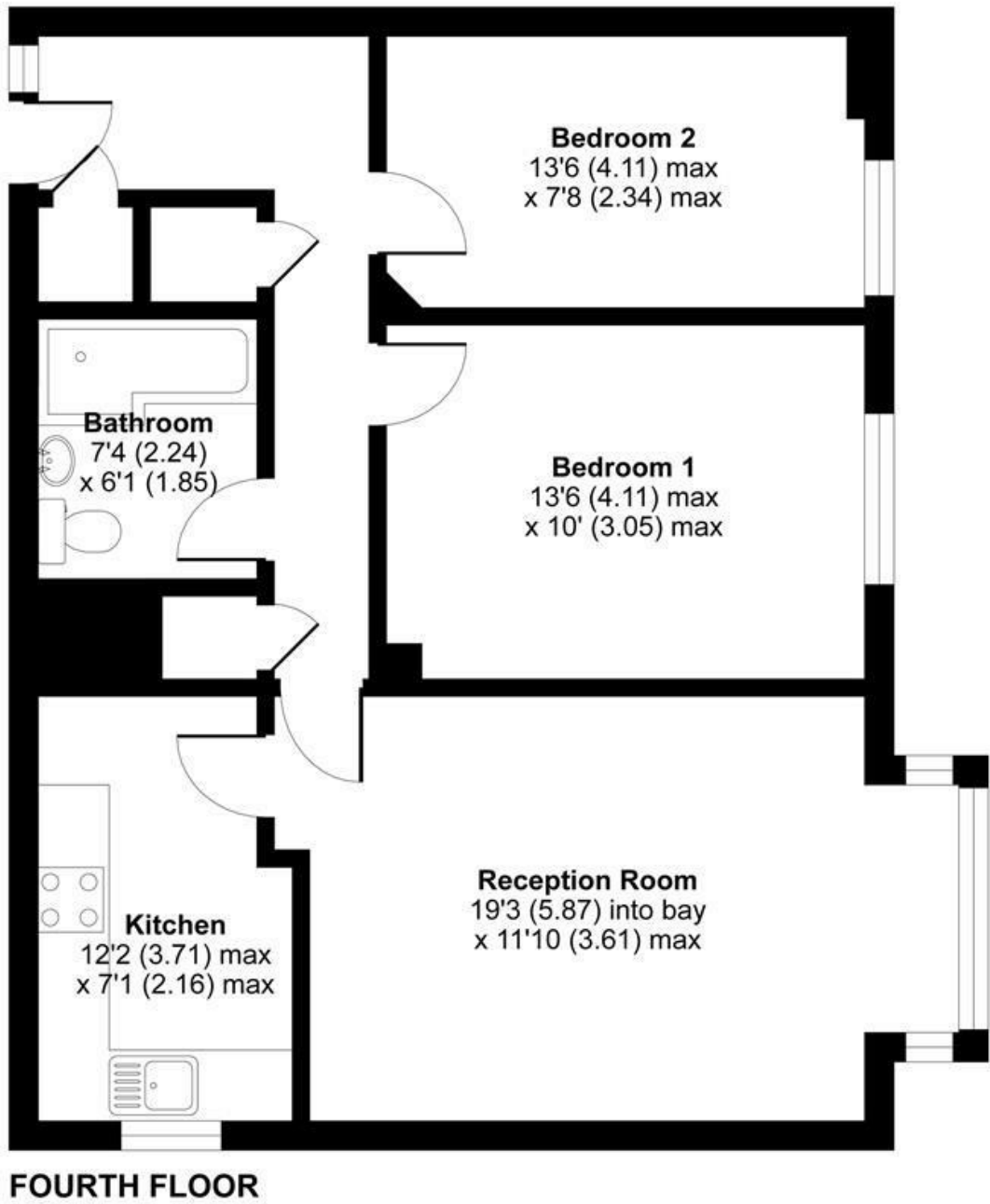
An excellent spacious two double bedroom top floor (4th) lift service apartment with far reaching views across Surbiton and a garage. Located only minutes walk from the mainline station and high street. The many benefits include a large living room with ample sitting and dining space. A separate modern fitted kitchen with appliances. Two good size double bedrooms. A modern white bathroom suite with a shower over the bath. A welcoming entrance hallway with storage. Gas warm air central heating and double glazing. We are informed the roof of the building was replaced in 2020. Well maintained communal areas and a garage to the rear. Sold with a lease in excess of 900 years and no onward chain.

Guide Price £399,950 Leasehold

EPC Rating: D

Adelaide Road, Surbiton, KT6

Approximate Area = 733 sq ft / 68 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). © nichecom 2021. Produced for Matthew James. REF: 714409

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market , all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

