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## Mountcombe Close, Surbiton, KT6 6LJ

An excellent, spacious two double bedroom top floor apartment in a quiet cul-de-sac with a private sunny balcony and a garage. Located within a short walk of Surbiton mainline station, offering regular fast trains to central London (approx. 17 minutes to Waterloo) and high street. The many benefits include a very large living room opening onto the balcony with ample sitting and dining space. A generous size modern fitted kitchen with space for a breakfast table. The large master bedroom has fitted wardrobes, as does the double second bedroom. There is a modern white shower room with a luxurious walk-in shower cubicle. Double glazing and electric heating. A garage in a block to the rear and additional on-street parking for permit holders. Well maintained communal areas and gardens. Council tax band D. Sold with a Share of the Freehold and a lease in excess of 900 years. We are advised the current service charge is approx. £394 per quarter.

**Guide Price £445,000 Freehold**

**EPC Rating: F**

# Mountcombe Close, Surbiton, KT6

Approximate Area = 858 sq ft / 79.7 sq m  
Garage = 138 sq ft / 12.8 sq m  
Total = 996 sq ft / 92.5 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 2023. Produced for Matthew James. REF: 1027604

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| 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) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |