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## Maple Road, Surbiton, KT6 4RP

An excellent one bedroom top floor apartment with a parking space located within a short walk of Surbiton mainline station, high street, the Thames and Kingston. The many benefits include a lounge dining room. A separate kitchen with a built-in oven and hob. There is a double bedroom with fitted wardrobes. A modern white bathroom suite with a shower over the bath. Entrance hallway and a storage cupboard. Gas central heating and double glazing. Well maintained communal areas and garden, allocated parking to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band B. We are informed the current service charge is approx. £100 per month, the owner also informs us there are still considerable reserve funds following recent work to the building and no ground rent. EPC rating of 76 (C). No onward chain.

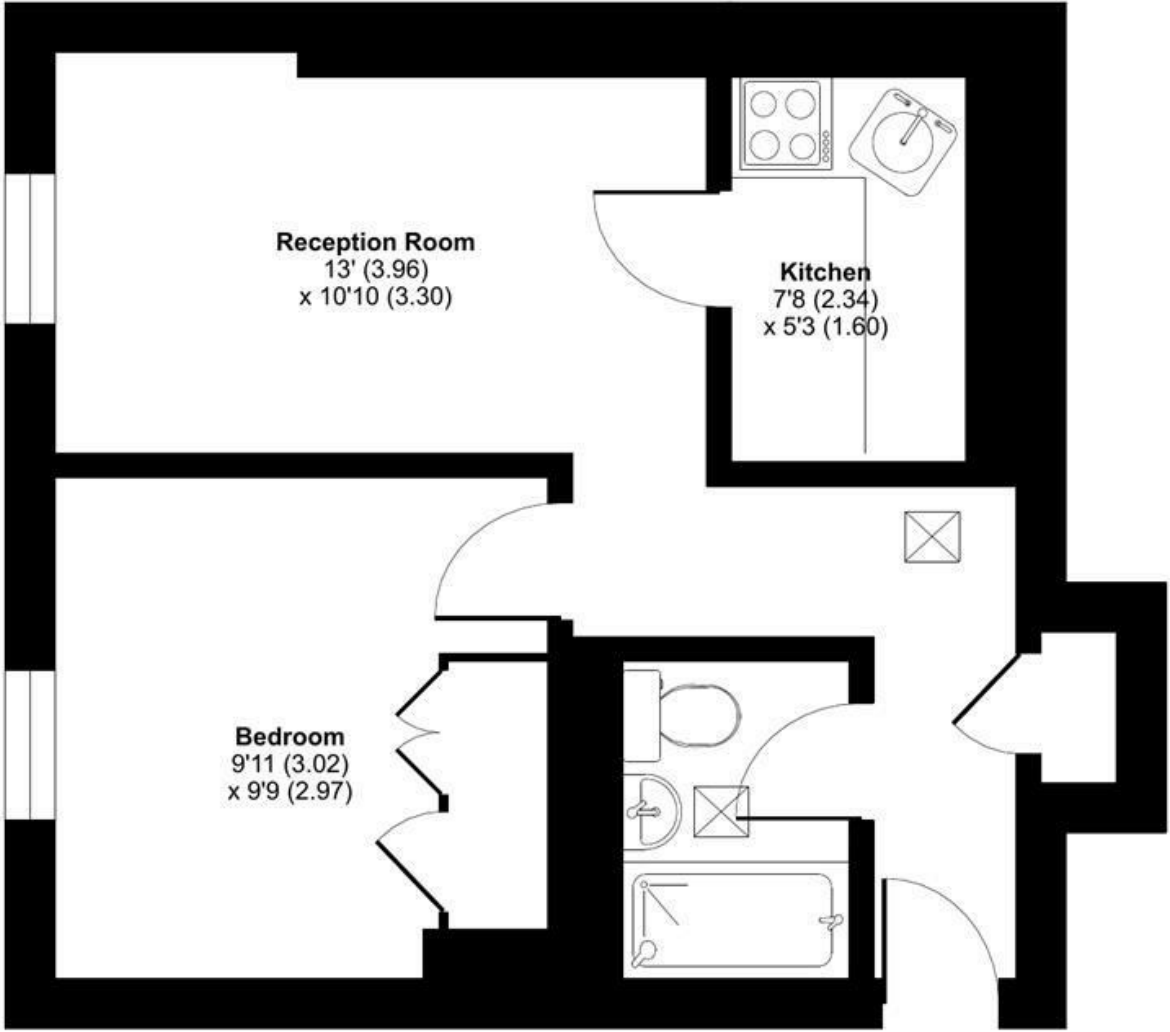
**Guide Price £249,950 Leasehold - Share of Freehold**

**EPC Rating: C**



# Maple Road, Surbiton, KT6

Approximate Area = 360 sq ft / 33.4 sq m  
For identification only - Not to scale



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Matthew James. REF: 1058309

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.

