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Balaclava Road, Surbiton, KT6 5PN

An excellent, good size one bedroom ground floor conversion apartment. Located within easy walking distance of Surbiton mainline station, high street and the Thames. The many benefits include a large living room with sitting and dining space and a square sash bay window. A separate modern fitted kitchen with. There is a generous size double bedroom with a fitted wardrobe and a modern white bathroom suite with a shower over the bath. There is a welcoming entrance hallway. Gas central heating and double glazing. Parking at the front is on a first come first serve basis. Council tax band C - The lease is approx. 152 years - We are informed there is approx. £8,000 of work per flat due to be carried out to the building for roof works and internal/external redecoration. Ground Rent is £100pa.

No Offers £300,000 Leasehold

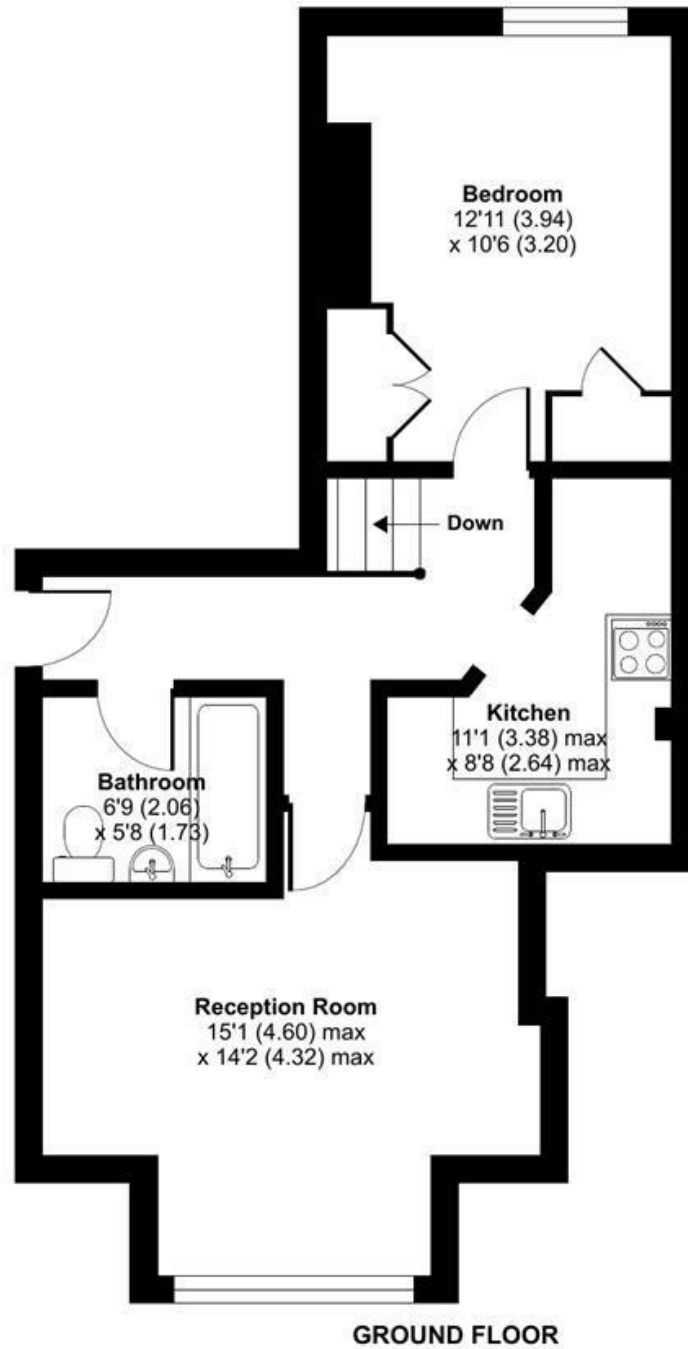
EPC Rating: D



Balaclava Road, Surbiton, KT6

Approximate Area = 501 sq ft / 46.5 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: 877417

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) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		