



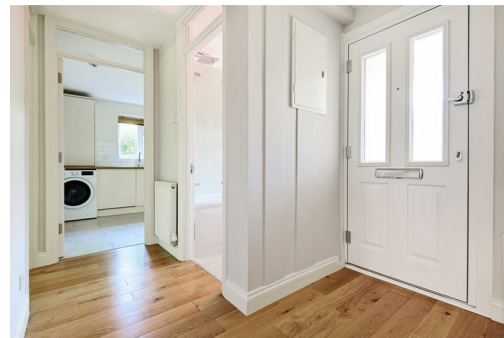
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Claremont Road, Surbiton, KT6 4RN

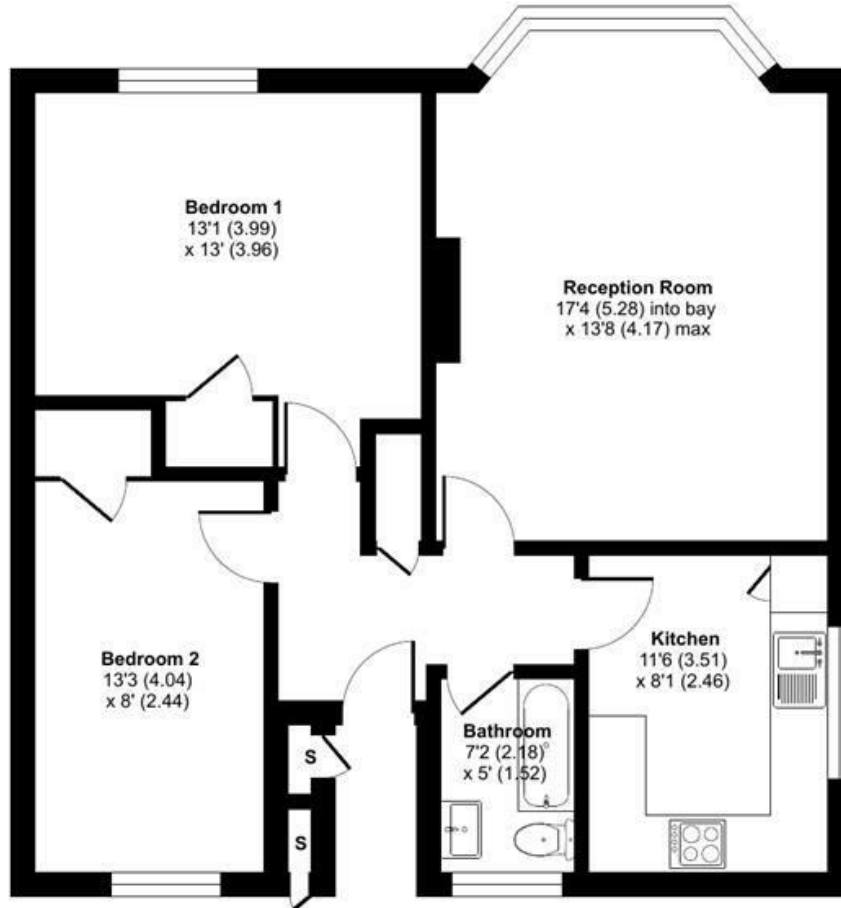
An outstanding, spacious two double bedroom ground floor purpose built apartment which has been refurbished to a high specification. Located within walking distance of Surbiton mainline station, the high street, the Thames and Kingston town centre. The many benefits include; a large living room with ample sitting and dining space and a walk-in bay window. A sleek contemporary fitted kitchen with extensive surfaces and integral appliances. There is a spacious main bedroom with a large built-in wardrobe and a double second bedroom also with a wardrobe. The sumptuous white and stone bathroom has a shower over the bath. There is a welcoming entrance hallway with a large storage cupboard. Gas central heating, modern double glazing and visitor parking. Sold with a Share of the Freehold a lease of approx. 160 years and no onward chain. Council Tax Band D - we are informed the service charge is £361.10 per qtr.

Guide Price £479,950 Share of Freehold

EPC Rating: C

Claremont Road, Surbiton, KT6

Approximate Area = 735 sq ft / 68.2 sq m (excludes stores)



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 863197

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/fittings 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.

