



Hook Road, Surbiton, KT6 5AB

An excellent, two-double bedroom ground floor apartment with direct access to a secluded garden. Located within easy reach of Surbiton mainline station and high street, with local shops and amenities a short walk away. The many benefits include a modern fitted kitchen with integral appliances and a door leading to the garden. A good size living room with sitting and dining space and a fireplace. A large master bedroom with fitted wardrobes and a double second bedroom. A modern white bathroom suite with a shower over the bath. Gas central heating and double glazing. To the rear is a secluded garden with a patio, lawn and a wooden shed. There is also a front garden. We are advised the current service charge is approx. £140 per month and ground rent £150 pa and 110 years. Sold with no onward chain.

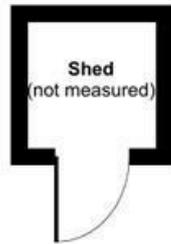
Guide Price £400,000 Leasehold

EPC Rating: D

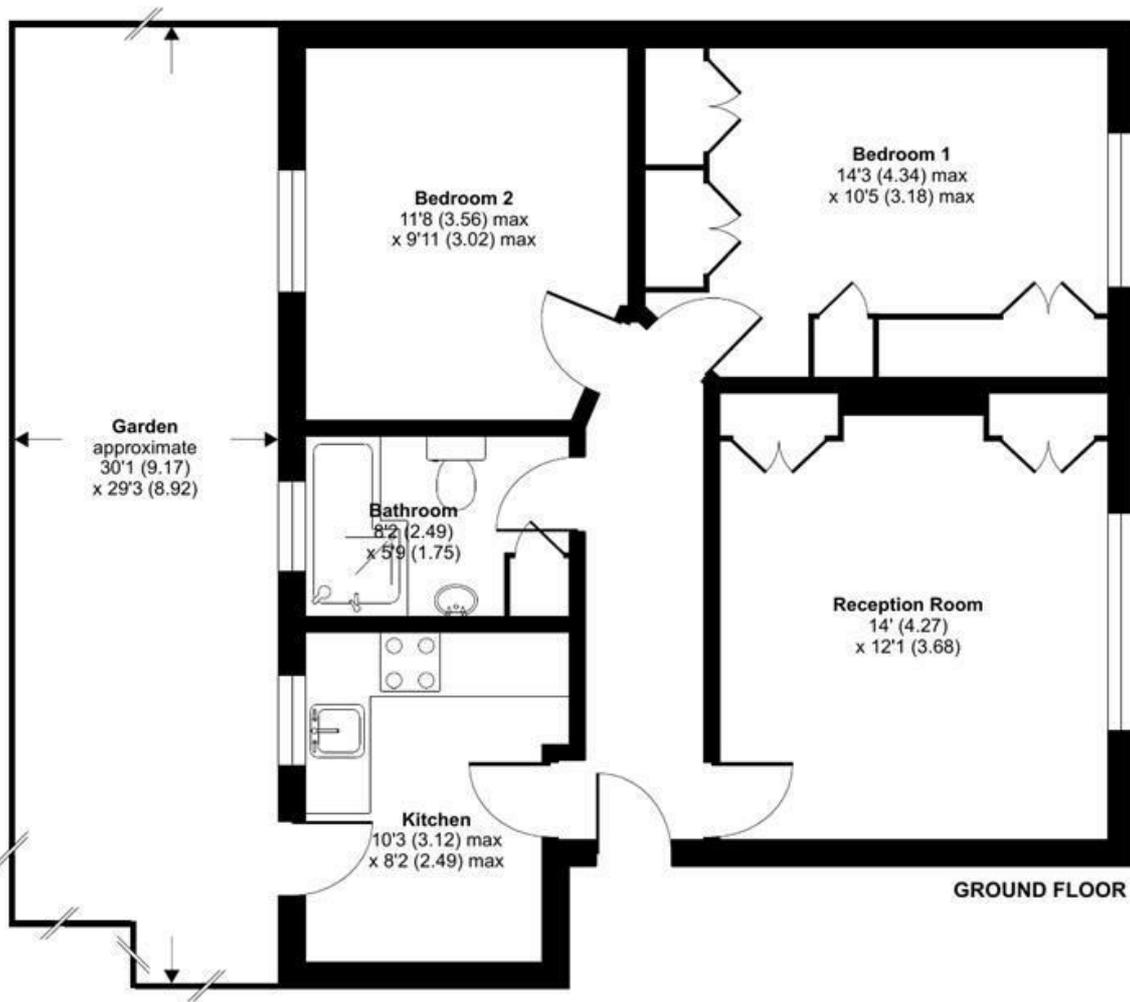
Hook Road, Surbiton, KT6

Total = 644 sq ft / 59.8 sq m

For identification only - Not to scale



OUTBUILDING



GROUND 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: 948103

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	77
(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	