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Ewell Road, Surbiton, KT6 6AZ

Retirement property exclusively for those aged 60 and over. An excellent two bedroom ground floor apartment with direct access to a patio area and communal garden. Located within easy reach of Surbiton mainline station and high street, with local shops and amenities on the 'door step'. The many benefits include a large reception room with ample sitting and dining space and a decorative fireplace. A separate kitchen with a built-in oven, hob and hood. A master double bedroom with fitted wardrobes. A good size second bedroom also with wardrobes. A fitted bathroom suite with a shower over the bath. There is a welcoming entrance hallway with generous storage. There is a property warden a comfortable resident lounge and communal laundry. We are advised the Lease is approx. 97 years, the service charge £3,361 pa and the ground rent £466 pa.

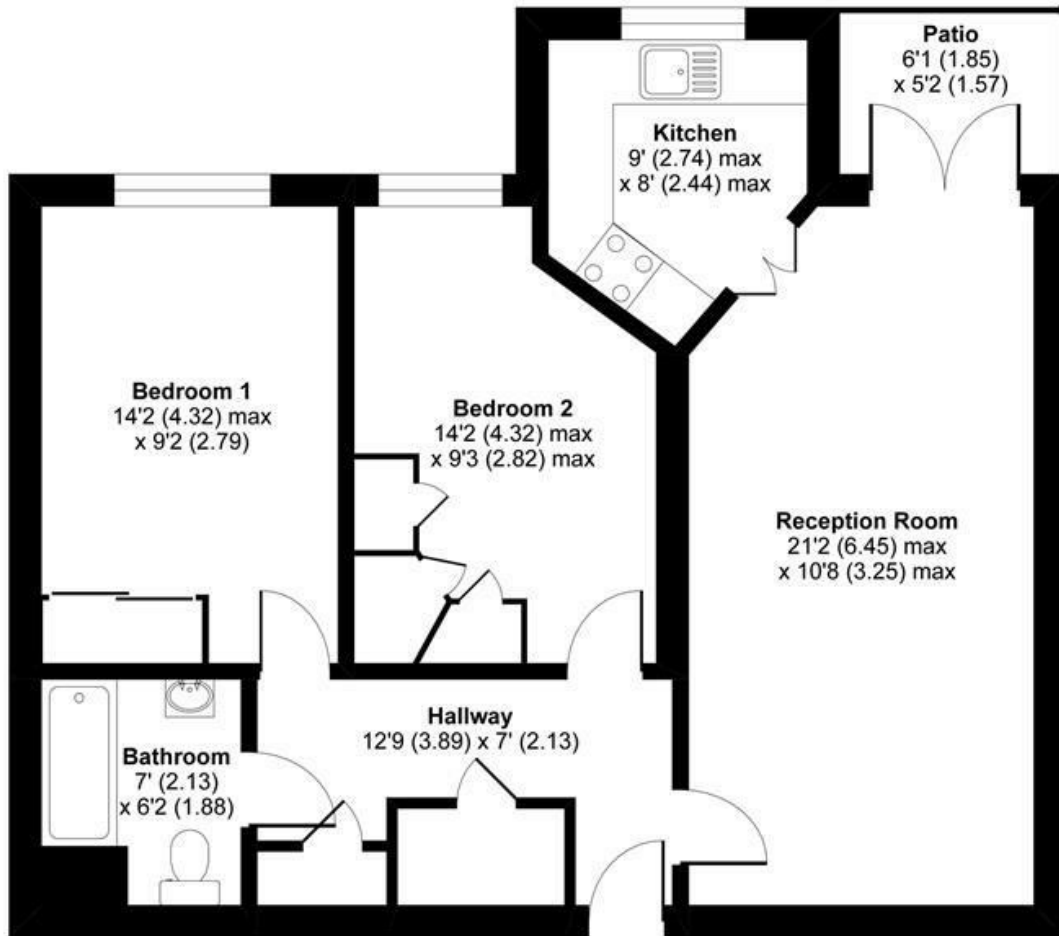
Guide Price £239,950 Leasehold

EPC Rating: D

Ewell Road, Surbiton, KT6

Approximate Area = 705 sq ft / 65.5 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Matthew James. REF: 689442

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer.; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

