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The Crescent, Surbiton, KT6 4BP

An excellent two bedroom split level top floor apartment with a private balcony. Set in a landmark building within a short walk of Surbiton mainline station, high street and the Thames. The many benefits include a large living room with ample sitting and dining space and a door to the balcony. There is a separate modern fitted shaker style kitchen with integral and freestanding appliances, also a modern fitted bathroom with a shower over the bath on this floor. On the upper floor a large main bedroom with fitted wardrobes and a good size second bedroom. Independent electric radiators and double glazing. Sold with a Share of the Freehold a lease in excess of 900 years and no onward chain. Council Tax band C - We are informed the Service Charge for 2023 is approx. £2149.

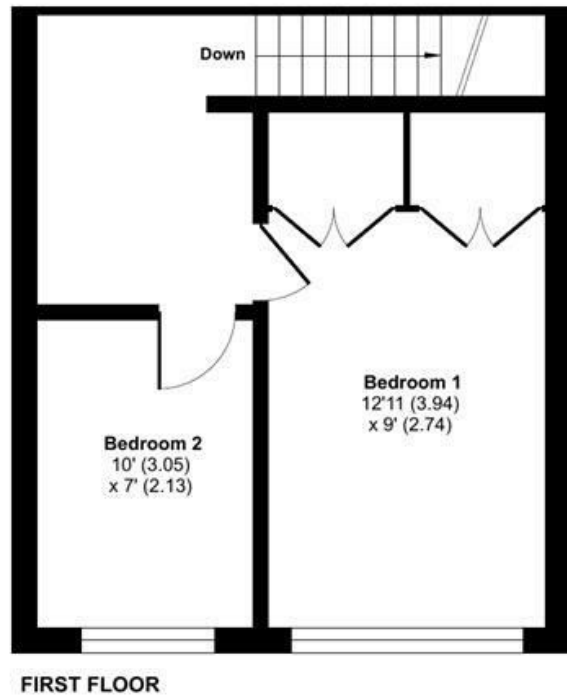
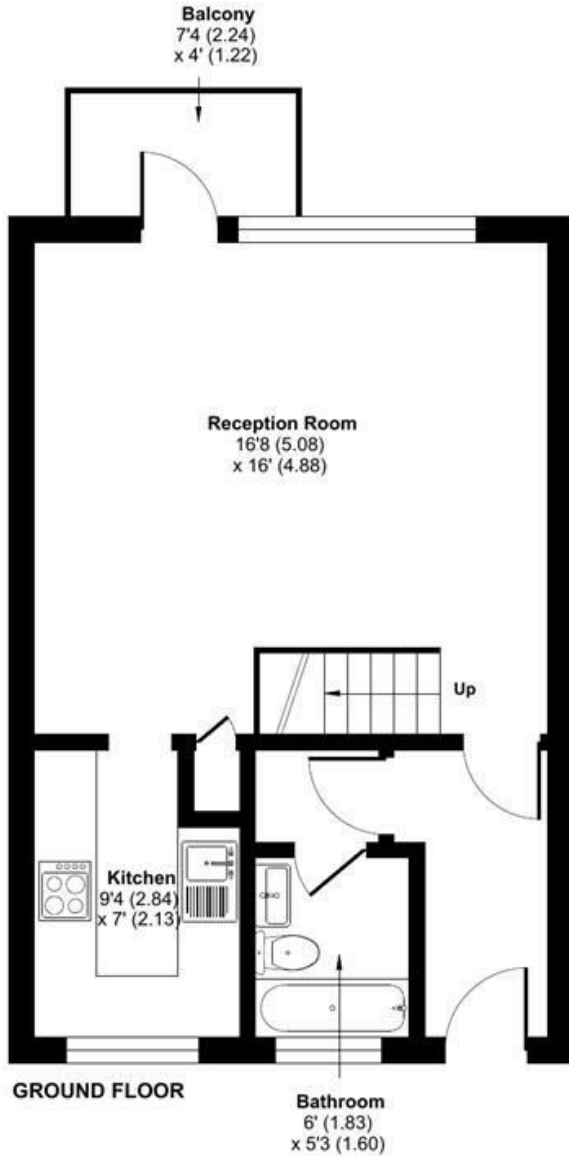
Guide Price £370,000 Leasehold - Share of Freehold

EPC Rating: E

Falconhurst, The Crescent, Surbiton

Approximate Area = 760 sq ft / 71 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 2022. Produced for Matthew James. REF: 863945

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.

