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Hythe Road, Surbiton, KT6 6BQ

A spacious well presented two double bedroom, two bathroom ground floor apartment with a private terrace and parking. Located in a quiet cul-de-sac within a short walk of Surbiton mainline station and high street. The many benefits include a large open living plan space with ample sitting and dining space plus a sleek contemporary kitchen with integral appliances and French doors opening onto terrace. The good size main bedroom has a sumptuous en-suite bathroom with a shower over the bath. There is a double second bedroom plus a coordinated shower room. The welcoming entrance hall way includes storage cupboards. The terrace to the rear is secluded and leads onto a communal lawn. Parking at the front of the property. Council tax band D. Lease 116 years. We are informed the current service charge is £2230 pa and the ground rent £250 pa. Sold with no onward chain.

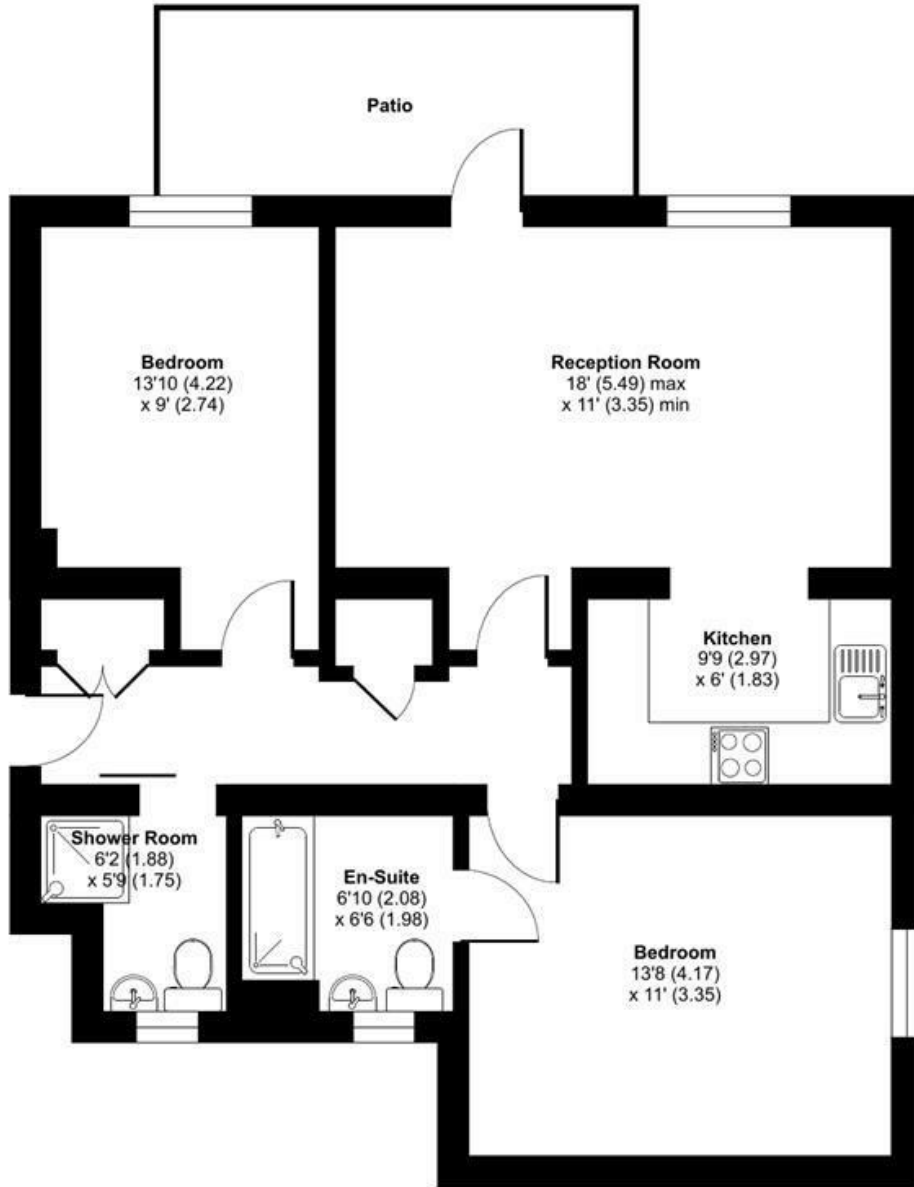
Guide Price £459,950 Leasehold

EPC Rating: C

Hythe Road, Surbiton, KT6

Approximate Area = 753 sq ft / 70 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). © nichecom 2023. Produced for Matthew James. REF: 1039497

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	80
	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		