



Matthew James

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Adelaide Road, Surbiton, KT6 4TB

An excellent, well presented two double bedroom, ground floor apartment with allocated parking. Located in central Surbiton, within minutes' walk of the mainline station and high street. The many benefits include a large reception room with ample sitting and dining space. A sleek modern fitted kitchen with a built-in oven/hob/hood. There is a large master bedroom and a double second bedroom with a fitted wardrobe. There is also a modern white bathroom suite with a shower over the bath. Gas central heating and modern double glazing. Allocated parking and a communal garden to the rear. Sold with a Share of the Freehold and a lease in excess of 900 years. Council tax band C. We are informed the service charge is £1668 pa and there is a large reserve fund. A lovely home in central Surbiton.

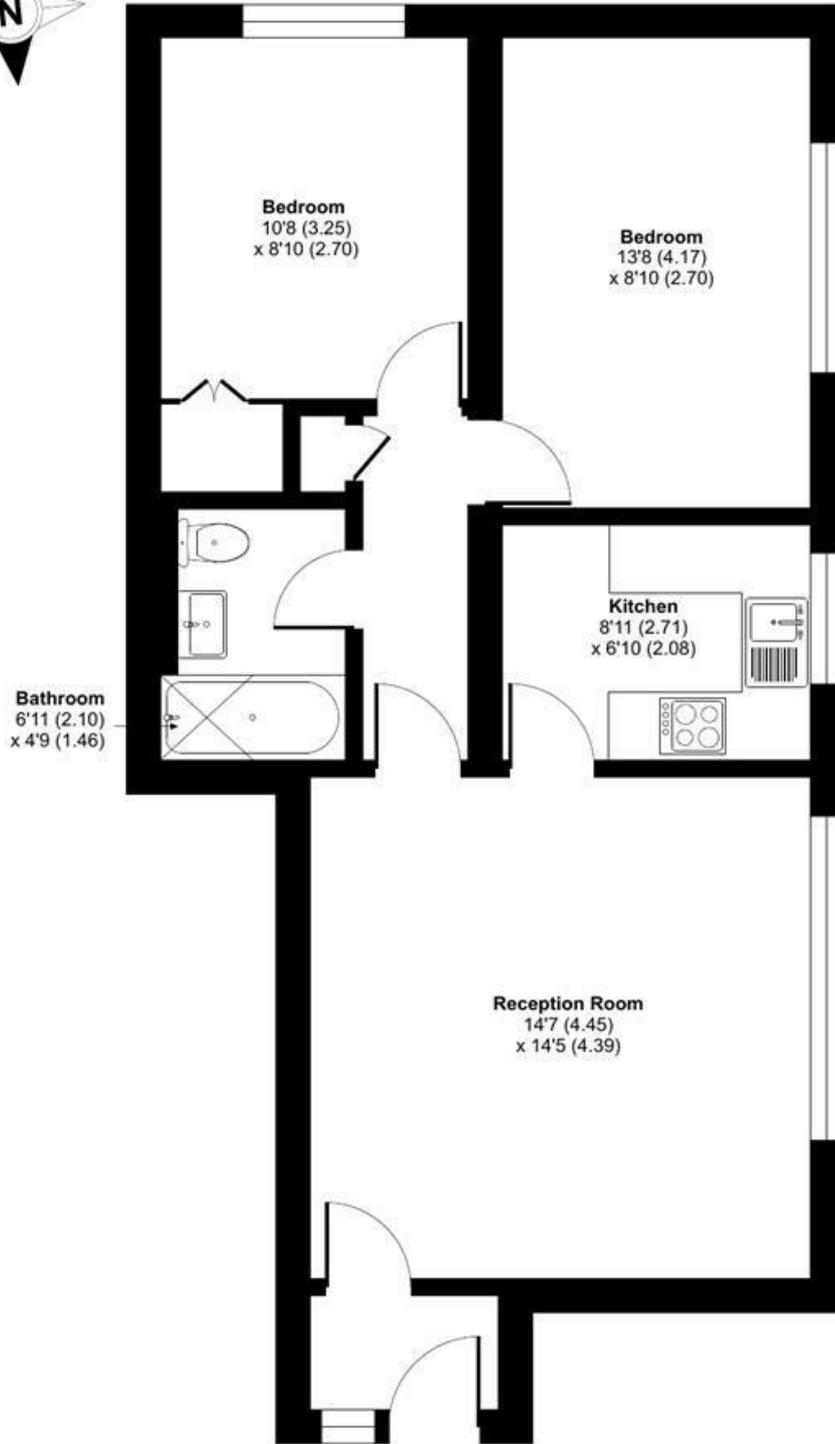
Guide Price £399,950 Leasehold - Share of Freehold

EPC Rating: C

Dulverton Court, Adelaide Road, Surbiton, KT6

Approximate Area = 631 sq ft / 58.6 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Matthew James. REF: 1384929

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	