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Grove Close, Kingston Upon Thames, KT1 2SS

An excellent, well presented two double bedroom first floor maisonette with a balcony a private garden and a contemporary garden pod. Located in a quiet cul-de-sac within easy reach of Surbiton mainline station, high street and Kingston town centre with local, shops, pubs and amenities on the 'door step'. The many benefits include a good size lounge dining room with a walk in bay window. A fitted kitchen with a door leading out to a balcony. The main bedroom has built in wardrobes and there is a good size second bedroom. There is a white bathroom suite with a shower above the bath. Gas central heating and double glazing. There is a private garden to the side of the property which includes a modern garden pod with a shower and wc. Council tax band D. Lease 104 years, we are informed the ground rent is £75 pa. No onward chain.

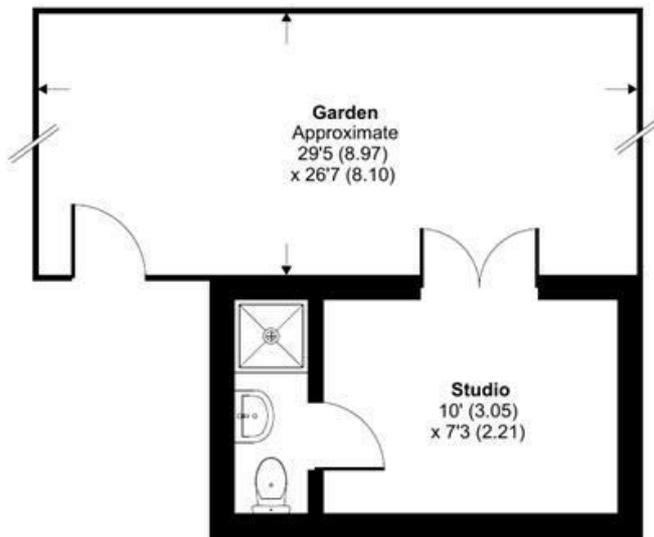
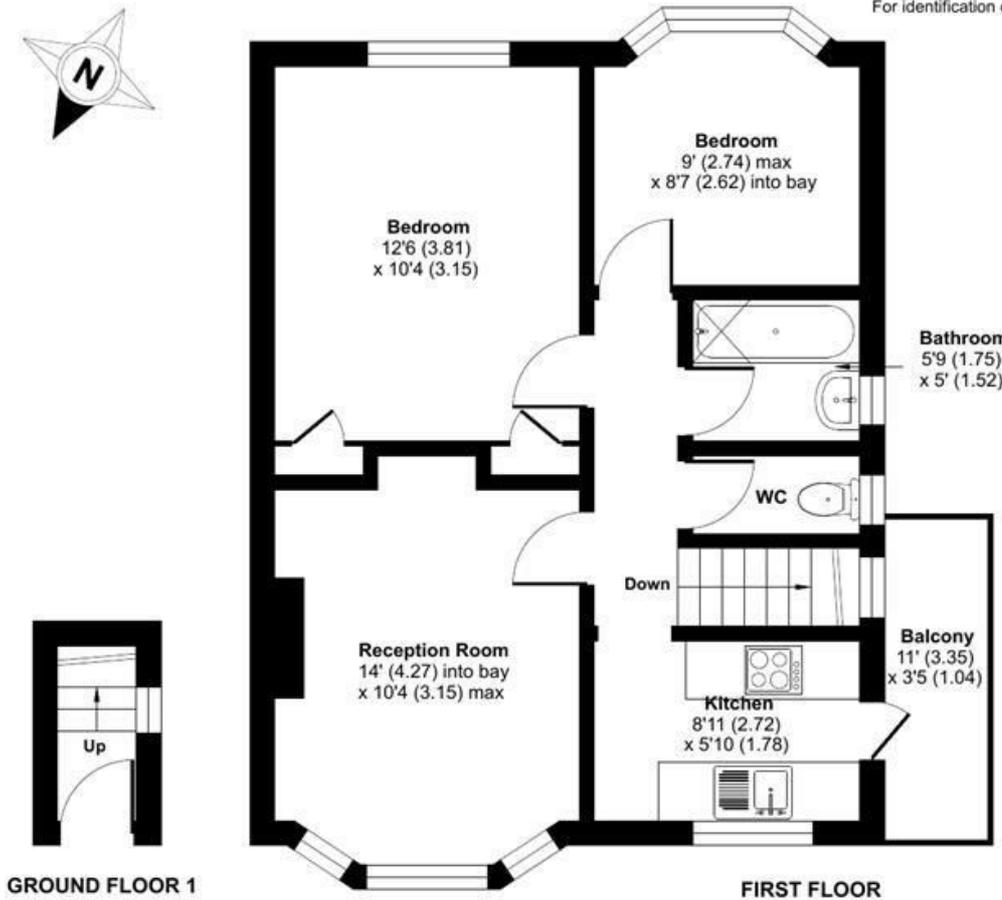
Guide Price £385,000 Leasehold

EPC Rating: D

Grove Close, Kingston Upon Thames, KT1

Approximate Area = 645 sq ft / 59.9 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 2024. Produced for Matthew James. REF: 1088847

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		68	
(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	