



Matthew James

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Warwick Place, Thames Ditton, KT7 0QG

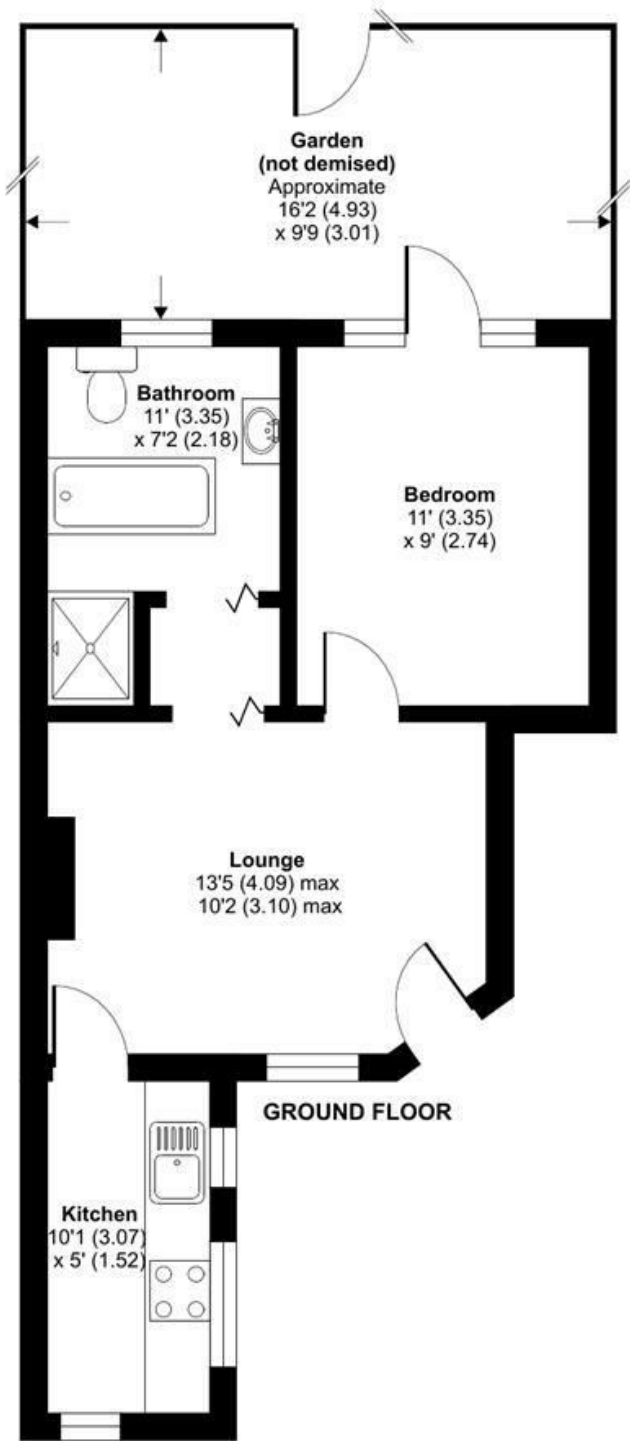
A charming one bedroom ground floor apartment with direct access to a garden (not demised) over looking St. Nicholas' churchyard. Located within the heart of the delightful Thames Ditton Village with the High Street, Station and the Thames only a few minutes away. The many benefits include own private entrance, a good size living room and a separate modern fitted kitchen with appliance space. The double bedroom has a door opening onto the garden and there is a white bathroom suite with a separate shower. Gas central heating and double glazing. The lovely garden has a gate leading into the churchyard. Sold with a Share of the Freehold and a lease in excess of 900 years. Council Tax Band C - We are advised the current service charge is £75 per month.

Guide Price £275,000 Leasehold - Share of Freehold

EPC Rating: D

Warwick Place, Summer Road, Thames Ditton, KT7

Approximate Area = 379 sq ft / 35.2 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: 857860

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	74
(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		