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Manor Drive, Surbiton, KT5 8NE

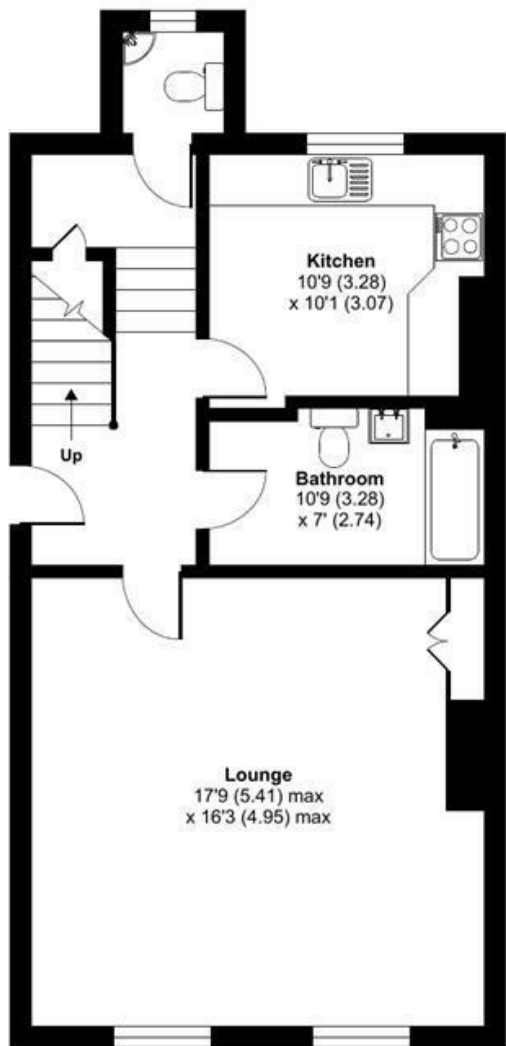
An outstanding spacious two double bedroom split level conversion apartment set in a grand Victorian house. Located within walking distance of Surbiton mainline station and high street with local shops and amenities on the 'door step'. The many benefits include on the first floor a large light living room with ample sitting and dining space and a generous size separate fitted kitchen. There is also a white fitted bathroom suite with a shower over the bath plus a second wc. On the second floor a large landing ideal as a study area. A master bedroom with fitted wardrobes and a good size double second bedroom. Gas central heating. Sold with a Share of the Freehold the lease is being extended to approx. 999 years. No onward chain. Council Tax Band D - Service charge is one third of the building costs plus approx. £500pa.

Guide Price £450,000 Leasehold - Share of Freehold

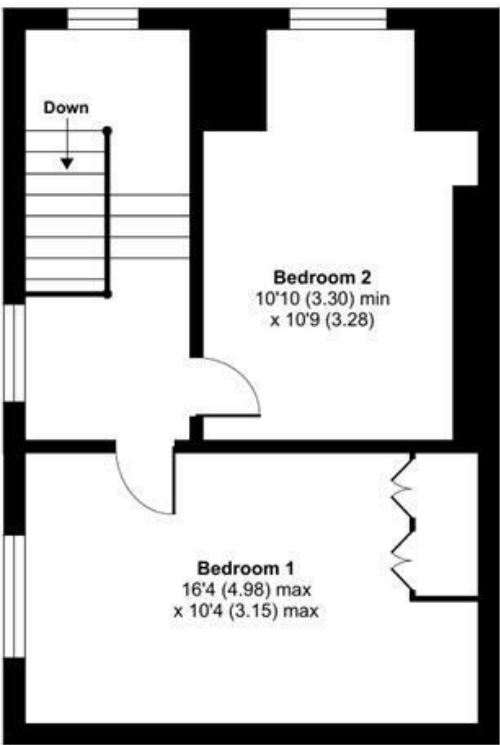
EPC Rating: D

Manor Drive, Surbiton, KT5

Approximate Area = 1118 sq ft / 103.9 sq m



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Matthew James. REF: 838988

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.

