



Oak Hill, Surbiton, KT6 6DY

An outstanding, spacious two-double-bedroom first floor purpose-built apartment. Located within walking distance of Surbiton mainline station and high street with local shops and amenities moments away. The many benefits include a large living room with a bay window and generous sitting and dining space. There is a sleek new contemporary shaker-style kitchen with a built-in oven-hob-hood and stone worksurfaces. A large main bedroom with a fitted wardrobe and a double second bedroom also with a wardrobe. A contemporary new white and stone bathroom with a shower over the bath. There is a welcoming entrance hallway with good-size storage cupboards. Modern double glazing and gas central heating. Sold with a Share of the Freehold, a lease in excess of 900 years. Council tax band C - We are advised the current service charge is approx. £350 per qtr.

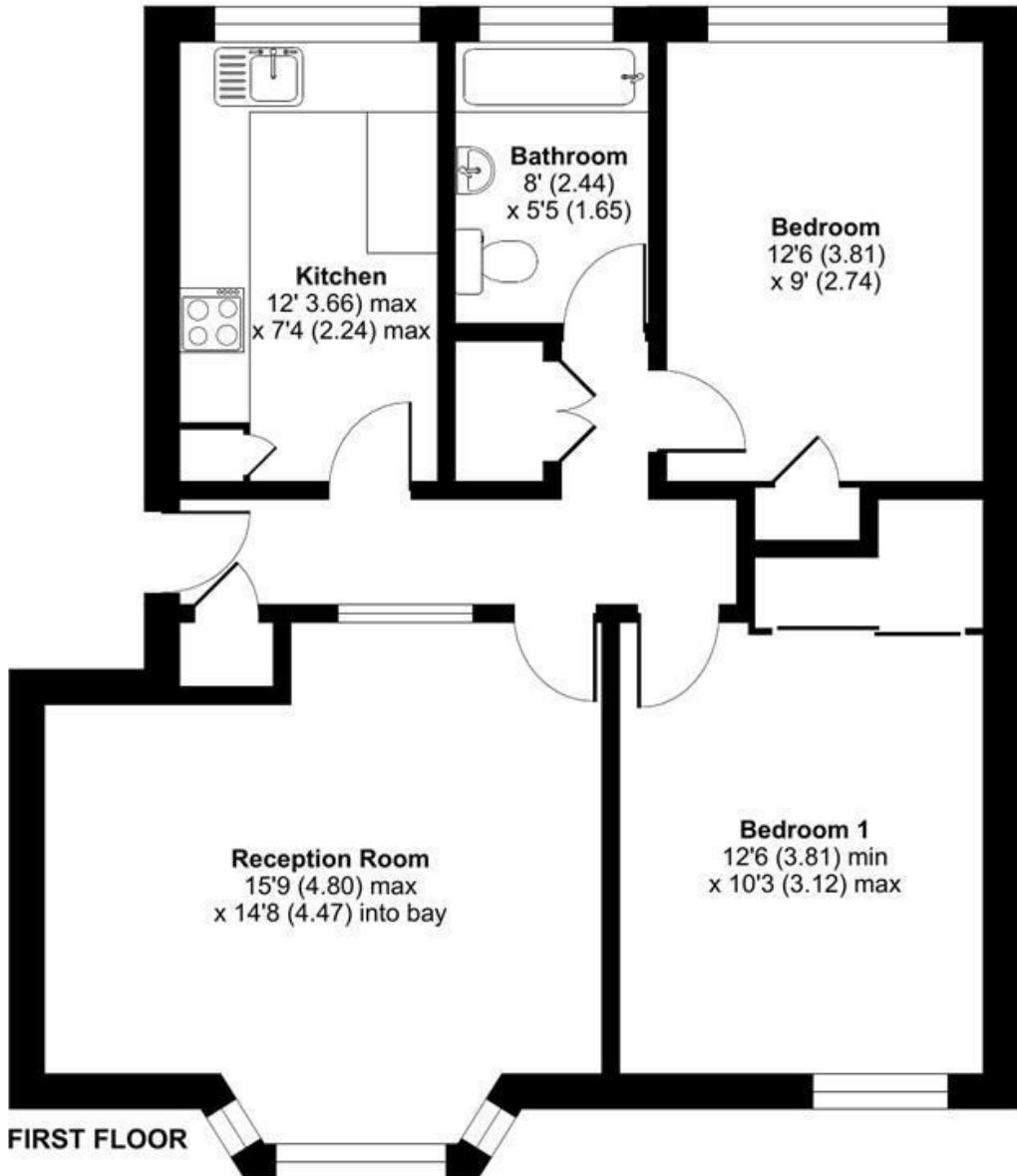
Guide Price £400,000 Leasehold - Share of Freehold

EPC Rating: C

Oak Hill, Surbiton, KT6

Approximate Area = 723 sq ft / 67.2 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Matthew James. REF: 927324

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		
(11-20) 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		
(11-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		