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Guilford Avenue, Surbiton, KT5 8DG

An excellent spacious, well-presented one-bedroom top floor conversion apartment with parking. Located within walking distance of Surbiton mainline station and high street. The many benefits include a large living room with ample sitting and dining space. This leads to a partly open plan, well fitted kitchen with an integral oven, hob and hood. There is a large double bedroom and a modern white bathroom suite with a shower over the bath. Gas central heating and modern double glazed windows in a traditional style. Well maintained communal hallways and parking to the rear. Council tax band C. Sold with a Share of the Freehold and a lease of approx. 980 years. We are informed the current service charge is approx. £120 per month. A lovely home.

Guide Price £299,950 Leasehold - Share of Freehold

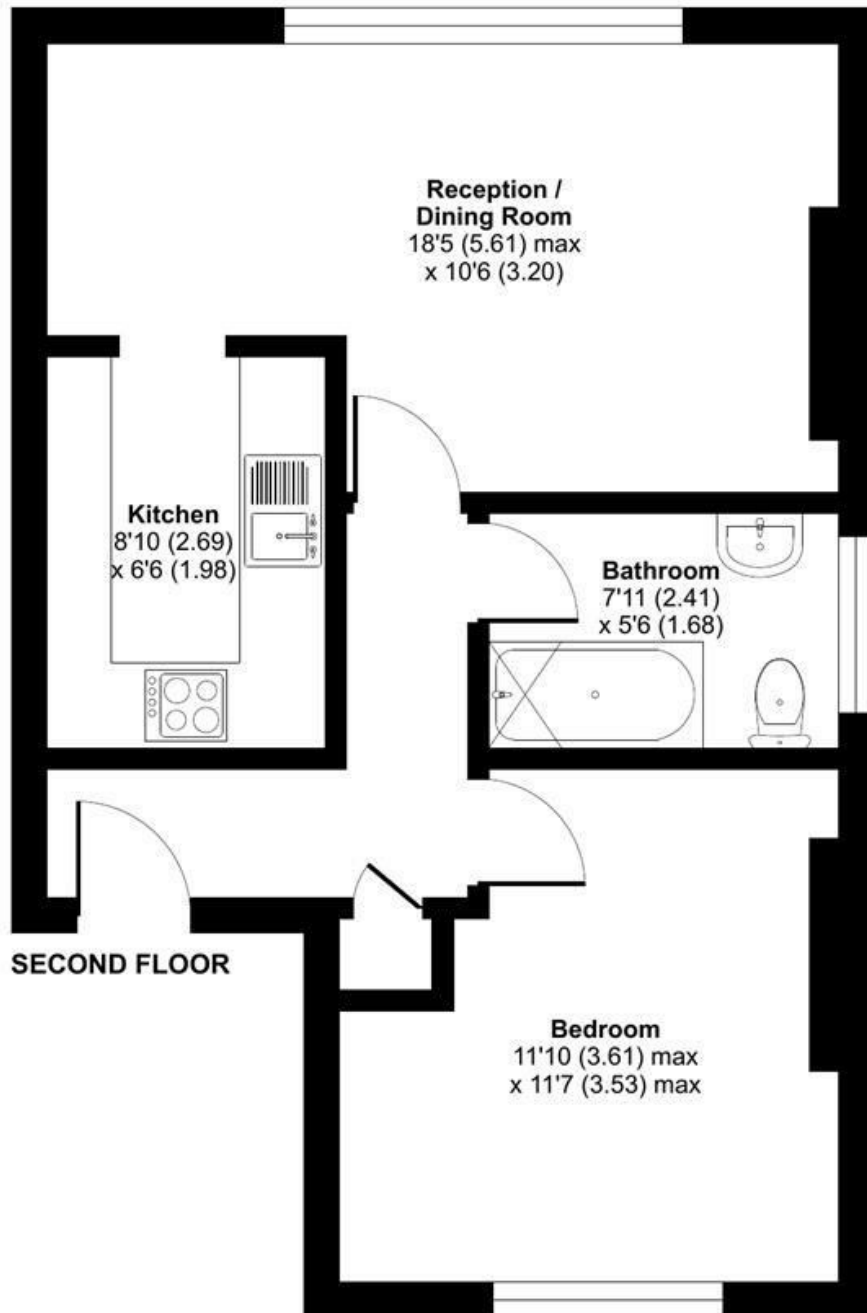
EPC Rating: D



Guilford Avenue, Surbiton, KT5

Approximate Area = 481 sq ft / 44.7 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 2023. Produced for Matthew James. REF: 1051999

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	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
55	65
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
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	
Current	Potential
53	63
England & Wales	
EU Directive 2002/91/EC	