



barnard marcus

Ewell Road, Surbiton KT6 7DG

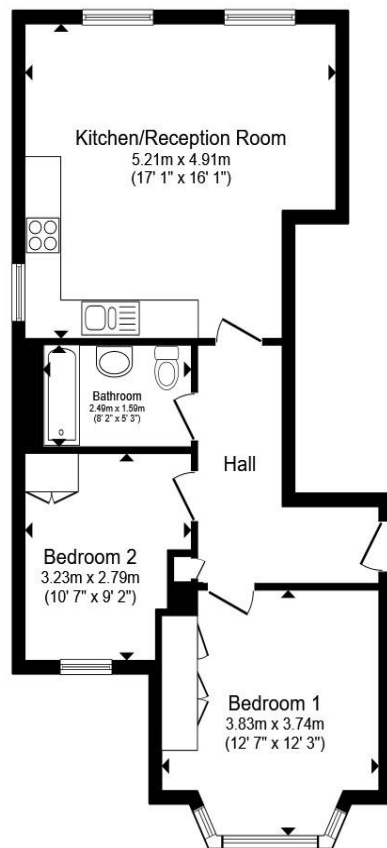
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welcome to

Ewell Road, Surbiton

A beautifully presented two-bedroom first floor apartment with a private south-west facing garden, allocated parking and EV charging point, offered to the market with no onward chain.

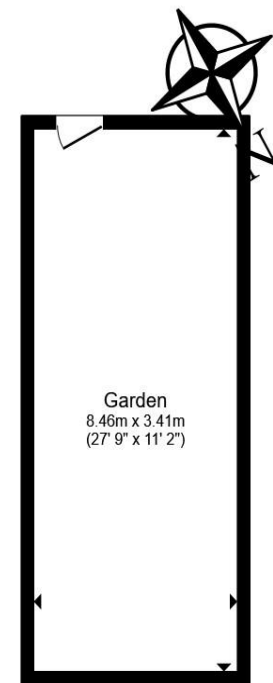




First Floor



Garden



Total floor area 87.0 m² (937 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Situated in a highly convenient Surbiton location, this exceptional two-bedroom apartment offers contemporary living with the rare benefit of a private south-west facing garden, allocated parking and an EV charging point.

Finished to an impressive specification throughout, the property boasts a bright and spacious open-plan kitchen, living and dining area, creating the perfect space for both everyday living and entertaining. The modern kitchen features quality fittings and integrated appliances, seamlessly flowing into the well-proportioned reception space.

The accommodation comprises two generously sized bedrooms, including an excellent principal bedroom complete with built-in wardrobes, providing ample storage. A stylish and contemporary bathroom serves both bedrooms, while high-quality finishes throughout enhance the overall sense of luxury and comfort.

Externally, the private south-west facing garden offers an ideal setting for outdoor dining, relaxation and enjoying afternoon and evening sunshine. The property further benefits from allocated parking and a dedicated EV charging point.

Offered to the market with no onward chain, a share of freehold, long lease and low service charges, this outstanding apartment presents an excellent opportunity for owner-occupiers and investors seeking a turnkey property in a desirable Surbiton location. Ewell Road's excellent transport links, local shops, cafés and amenities are all within easy reach. Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Ewell Road, Surbiton

- Private south-west facing garden
- Private off-street parking with EV charging point
- Share of freehold
- 2 double bedrooms
- Generous open-plan living space

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 05 Jan 2021.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000

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Property Ref:
SUR109621 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property

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