

Maple Road, Surbiton KT6

£460,000

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy gate are delighted to offer to the market this fantastic two-bedroom split level apartment in Surbiton. Located on the highly regarded Maple road in central Surbiton, this immaculately presented flat comprises; spacious entrance hallway, fitted kitchen, spacious lounge with room to dine, useful storage cupboard and private balcony. Leading up the stairs to the first floor are two good sized double bedrooms both with fitted wardrobe and a lovely family bathroom. The property is within close proximity to Surbiton mainline railway station giving access to London Waterloo within 17 minutes. The area has popular bars, restaurants and shops, a frequent bus service and easy access to the A3. Kingston town centre is approx. 0.8 miles and provides arguably some of the best shopping facilities outside of Central London. Also nearby is the River Thames with its array of bars and restaurants and lovely walking and cycle paths to the popular Hampton Court Palace.

Split Level Apartment

Garage

Spacious Lounge/Dining Room

No onward chain

0.4 Mile to the Station

Two Double Bedrooms

Maple Road, Surbiton KT6
£460,000

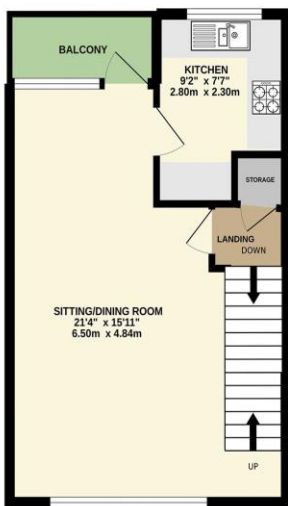
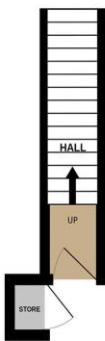
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GROUND FLOOR
551 sq.ft. (51.7 sq.m.) approx.

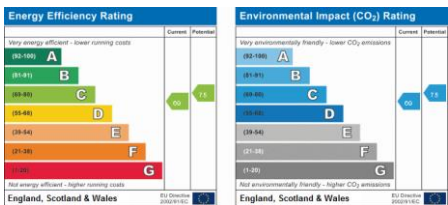
1ST FLOOR
378 sq.ft. (34.9 sq.m.) approx.

2ND FLOOR
453 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure:
Council Tax: D
Local Authority: Royal Borough of Kingston upon Thames



MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.