

Warwick Gardens, Thames Ditton, KT7

£385,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market this stunning two double bedroom ground floor maisonette in the highly regarded residential development of Warwick Gardens. This superb home is presented to the market in exceptional decorative condition. The property comprises: private front door, entrance hallway, store cupboard, newly installed stylish kitchen with integrated appliances and plenty of storage with direct access to lounge, modern bathroom suite, large master bedroom, a further double bedroom and spacious reception room with large windows allowing for natural light to flood in and a fireplace. Both bedrooms overlook the well-manicured communal gardens. This home further benefits from double-glazed windows and residents off-street parking. The property is sold with a large private garage and a shed. This lovely home will appeal to first time buyers or downsizers who appreciate a well-managed, peaceful development with a welcoming community atmosphere. Warwick Gardens is a purpose built owner-occupied residential development

Ground floor sunny maisonette

Two double bedrooms

Newly decorated throughout

New kitchen and bathroom

LENGTH OF LEASE 945 years left

GROUND RENT £20 per year ANNUAL SERVICE CHARGE

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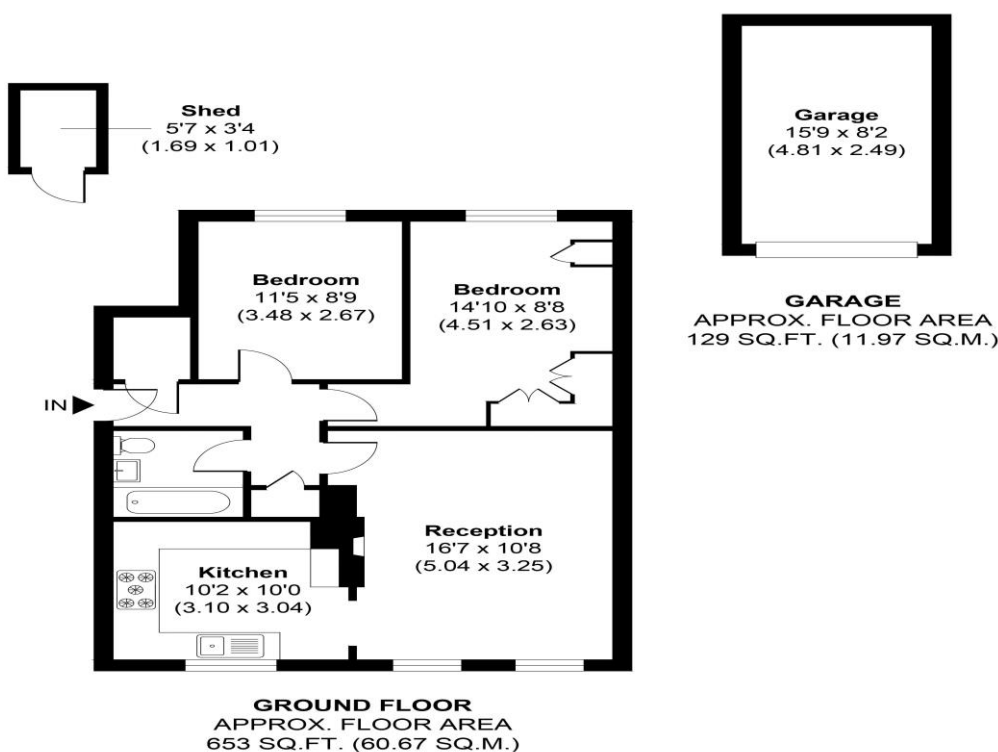
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WARWICK GARDENS

APPROX. GROSS INTERNAL FLOOR AREA 653 SQ FT / 60.67 SQ METRES
APPROX. GARAGE AREA 129 SQ FT / 11.97 SQ METRES
TOTAL AREA 782 SQ FT / 72.64 SQ METRES

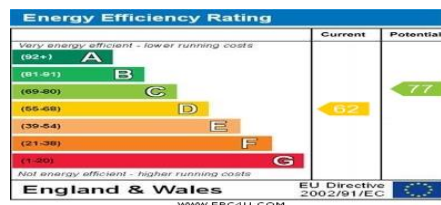


Tenure: Share of Freehold

Council Tax: D

Local Authority: Elmbridge Borough Council

EPC Rating: D



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.