

Gloucester Close, Thames Ditton

£470,000 Share of Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

VIRTUAL TOUR AVAILABLEIVY GATE are proud to introduce to the market this stunning two bedroom, ground floor maisonette in quaint Thames Ditton Village and adjacent to the picturesque Giggs Hill Green. This "turn key" home is beautifully presented throughout and will appeal to buyers looking to avoid costing improvements. Comprising; Front garden, entrance hallway, spacious primary bedroom. The reception room and kitchen have recently been opened up to create a room with real wow factor. This space benefits from large windows, exposed brick fireplace and lovely wooden floors. The newly installed modern kitchen offers plenty of storage and integrated appliance. Leading from here is the private rear garden.

SHARE OF FREEHOLD

Two bedrooms

lease length approximately 930 years remainin@open-plan reception-kitchen

Ground rent approx £12 PA and no ground rent Private rear garden with side access

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TOTAL FLOOR AREA : 791sq.ft. (73.5 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: Share of Freehold

Council Tax: D

Local Authority:

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.