



1 Bedroom Apartment The Avenue, Surbiton. £349,000 Leasehold

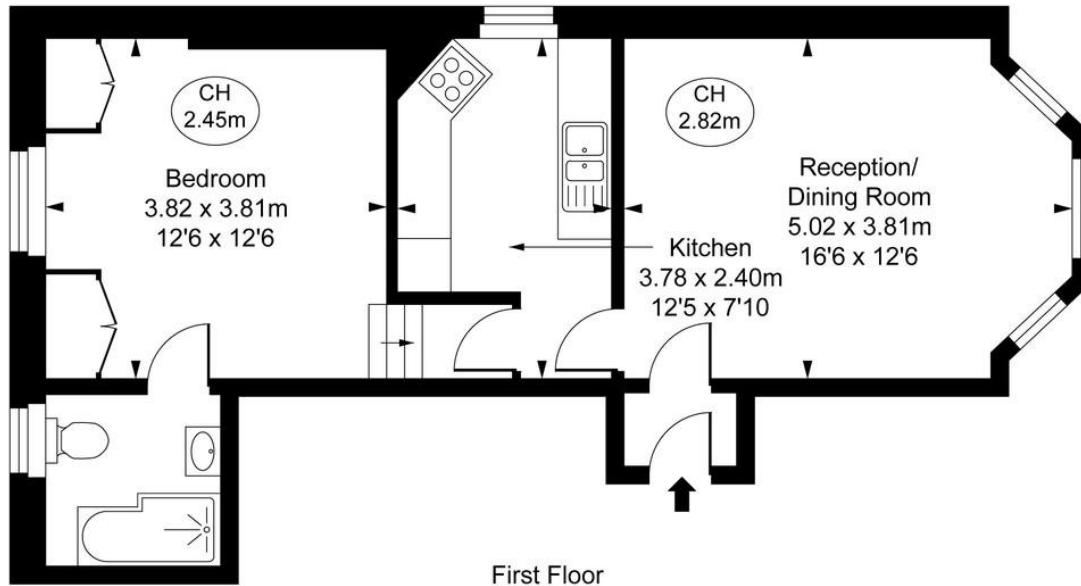
Charming & beautifully presented 1 bedroom period conversion apartment, ideally situated within a stunning Victorian building, on a popular residential road, The Avenue in Surbiton. The property, which has been tastefully updated, offers a fusion of modern and period features. Situated on the first floor, the apartment front door opens to an entrance way with storage for coats and shoes, which leads through to a stunning reception room. The reception room features high ceilings and a large bright bay window with sash windows overlooking The Avenue. A hallway leads to a modern white kitchen with appliances, feature metro tiling and a sash window. Steps down to the double bedroom with fitted wardrobes which overlooks the resident's communal rear garden. Luxury ensuite bathroom, with a white bathroom suite including a shower bath. Benefits include off road parking, residents' communal gardens, and access to communal basement storage room. The Avenue is ideally located just a few minutes' walk of Surbiton Town Centre and Mainline Station with frequent fast trains to London Waterloo.

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The Avenue, KT5
 Approximate Gross Internal Area
47.86 sq m / 515 sq ft
 (CH = Ceiling Heights)



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This plan is not to a given scale. A detailed layout plan with dimensions is available on request. All quoted measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice © Fulham Performance

- 1 Bedroom Period Conversion Apartment
- Fusion of modern and period features
- Spacious Reception Room with Bay Window
- Modern White Kitchen with appliances
- Double Bedroom with fitted wardrobes
- Residents Communal Gardens
- Off Road Parking [on a first come first served basis]
- Access to communal basement storage room.
- Popular Residential Avenue
- Easy Reach of Surbiton Town Centre
- Just a few minutes' walk to Surbiton Station
- Council Tax: Band C - £2,211.86 per annum
- Service Charge: £1,390 per annum
- Ground Rent: £300 per annum
- Lease: 114 years remaining