



**Oldfield Court, Cranes Park Crescent, Surbiton, KT5 8AW**

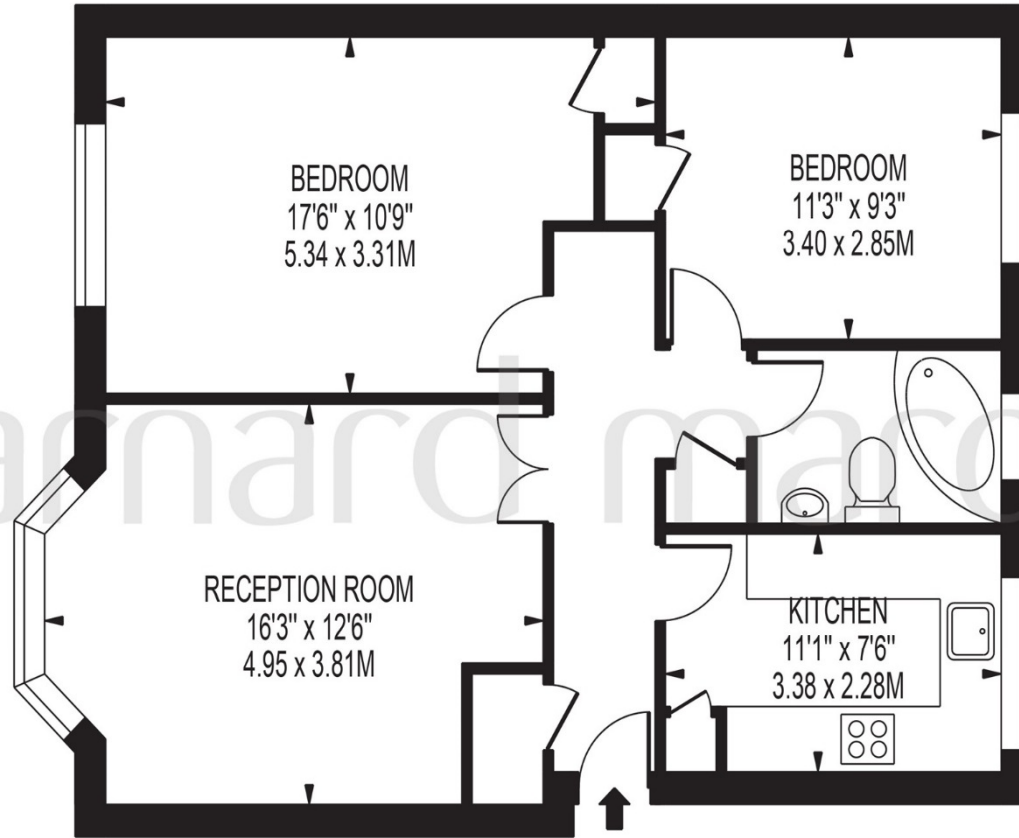
**welcome to**  
**Oldfield Court, Cranes Park Crescent, Surbiton**

Residing just over half a mile from Surbiton Town Centre, this well portioned two double bedroom ground floor apartment is offered to the market with a share of freehold which boast a very long lease & low annual charges.



# OLDFIELD COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 670 SQ FT - 62.27 SQ M



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Residing just over half a mile from Surbiton Town Centre, this well portioned two double bedroom ground floor apartment is offered to the market with a share of freehold which boast a very long lease & low annual charges.

The heart of the home resides within the vast living/dining space. Across the hallway is the equally sizable kitchen which offers a tremendous amount of storage as well as counter top space with charming views over the communal gardens.

Completing the home are two spacious double bedrooms, both of which benefit from integrated storage, as well as a three piece family bathroom.

Residence parking permits available.

welcome to

## Oldfield Court, Cranes Park Crescent, Surbiton

- Two Double Bedrooms
- Short Distance To Surbiton Town Centre
- Ground Floor
- Share Of Freehold
- On Street Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1440.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 1000 years from 25 Mar 1964. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £399,950



**view this property online** [barnardmarcus.co.uk/Property/SUR109193](https://barnardmarcus.co.uk/Property/SUR109193)



Property Ref:  
SUR109193 - 0003

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



barnard marcus



**020 8390 8181**



[Surbiton@barnardmarcus.co.uk](mailto:Surbiton@barnardmarcus.co.uk)



5A Surbiton Parade St. Marks Hill, SURBITON,  
Surrey, KT6 4RB



**[barnardmarcus.co.uk](https://barnardmarcus.co.uk)**