



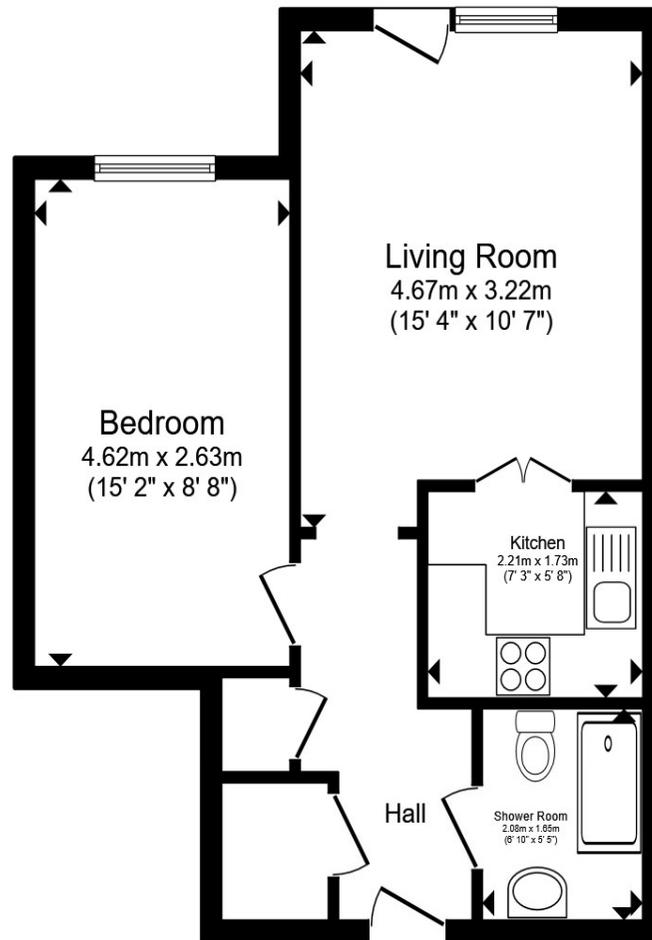
Kingfisher Court, Ewell Road, Surbiton KT6 6AZ

welcome to

Kingfisher Court, Ewell Road, Surbiton

A beautifully presented and rarely available one-bedroom ground-floor retirement apartment situated within the highly regarded Kingfisher Court, an attractive private development set back from the road for peace and privacy.





Offering 477 sq ft of well-arranged accommodation, the property features a bright double bedroom, a spacious living/dining area, a modern fitted kitchen, and a well-kept bathroom. The flat enjoys direct access to a patio area and the landscaped communal gardens, creating a lovely outdoor space to relax and enjoy.

Being sold with no onward chain, this property is ideal for those seeking an easy, stress-free move. Further benefits include well-presented communal areas, residents' parking, and the security and convenience of a development exclusively for the over 60's.

Perfectly located close to Surbiton's shops, amenities, and excellent transport links, this is a wonderful opportunity to secure a comfortable and welcoming home in a peaceful setting.

Total floor area 44.3 m² (477 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Kingfisher Court, Ewell Road, Surbiton

- 1 Bedroom Apartment
- Ground floor
- Access to patio and communal gardens
- Well presented
- Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3420.62

Ground Rent: 419.68

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£185,000



view this property online barnardmarcus.co.uk/Property/SUR109235



Property Ref:
SUR109235 - 0005

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.

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Please note the marker reflects the postcode not the actual property



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