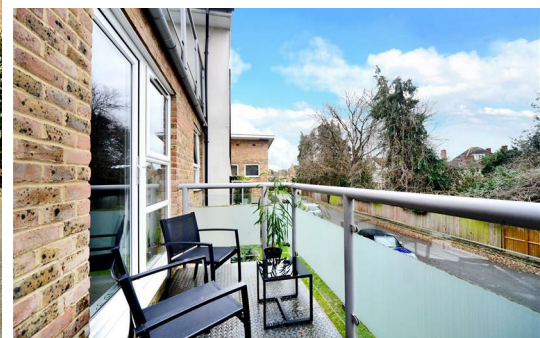


# HJC

HIGHER VALUES



## Imber Cross

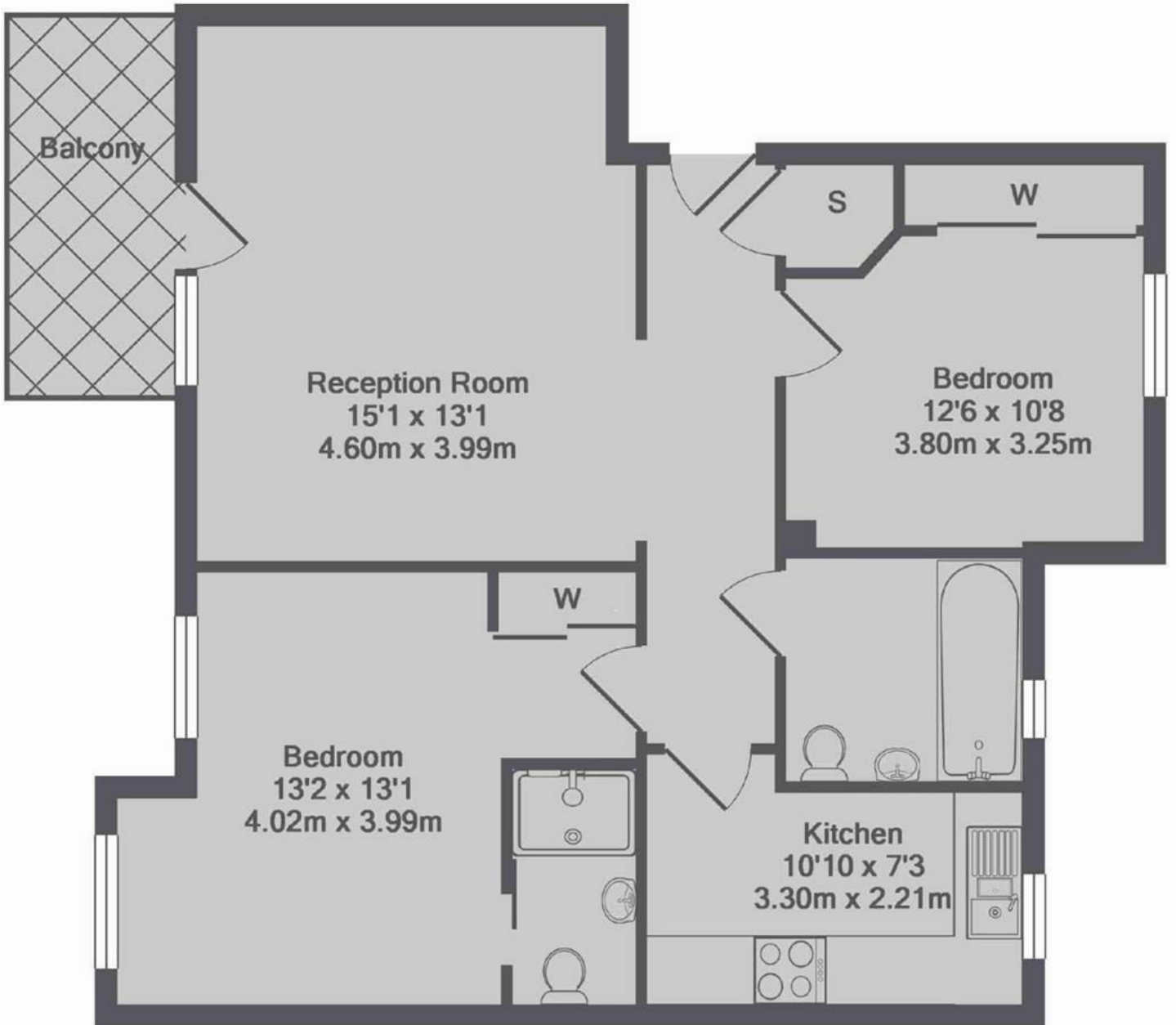
Thames Ditton, KT7 0LG

£399,950

An excellent first floor, two double bedroom apartment located close to the station in the heart of Thames Ditton. With a 15ft x 13ft reception room opening to a west-facing balcony, a separate fully fitted kitchen with stone worktops and a well-appointed family bathroom. The two similarly proportioned double bedrooms both have fitted wardrobes and there is an en-suite to the principle. Excellent for first time and investment purchasers or as a London base, this 2008 built apartment is sold with the benefit of a newly-extended lease of in excess of 170 years and peppercorn ground rent along with off street parking, bicycle storage and no onward chain.

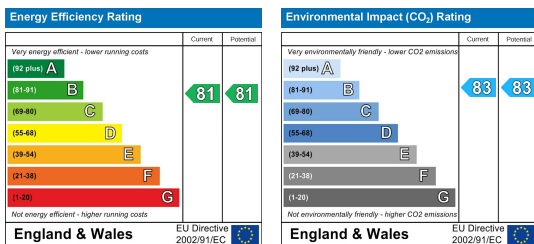
- First floor flat
- Family bathroom
- Further double bedroom with fitted wardrobes
- Easy walk to station
- Walking distance to Thames Ditton Village
- West-facing balcony
- Master bedroom with en-suite
- Off-street parking & Bike storage
- Lease in excess of 170 years
- Council tax band: C. Service Charge £1,250 per annum

## Floor Plan



Imber Close, KT7  
Total Approx. Floor Area 709 Sq.Ft. (65.9 Sq.M.)

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.