

# HJC

HIGHER VALUES



## Maple Road

Surbiton, KT6 4AG

Guide Price £425,000

A modern spacious two double bedroom, ground floor apartment with a private parking space. Located within the very heart of Surbiton, only a short walk from the mainline station, high street and the River Thames. Spoilt for choice with the local bars, restaurants and boutiques of 'Surbiton Village' on your doorstep. The many benefits include a lovely, spacious open plan contemporary living and kitchen room with a sleek, high gloss fitted kitchen with stone surfaces and good quality integral appliances. Two large double bedrooms with built in wardrobes and a white and stone bathroom suite with a shower over the bath. Mood lighting, under-floor heating and double glazing. Leasehold, 116 years remaining, Ground Rent £300 pa. Service Charges £1006 pa. Council Tax band D

- Ground Floor Modern Apartment
- Spacious Open Plan Living
- Underfloor Heating
- Close to Station town centre and the River Thames
- Lease 116 years
- Two Double Bedrooms with Fitted Wardrobes
- Contemporary Kitchen
- Allocated Parking
- Located in popular Maple Road Village
- Chain Free

# Floor Plan

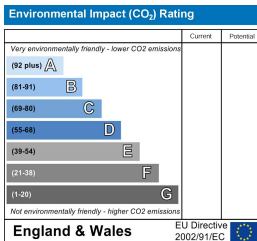
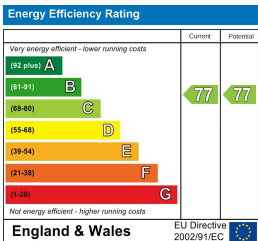


GROUND FLOOR FLAT

MAPLE ROAD, SURBITON  
INTERNAL FLOOR AREA (APPROX.) 672 sq ft/ 62.4 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
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## Energy Efficiency Graph



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