

# HJC

HIGHER VALUES



## Lovelace Gardens

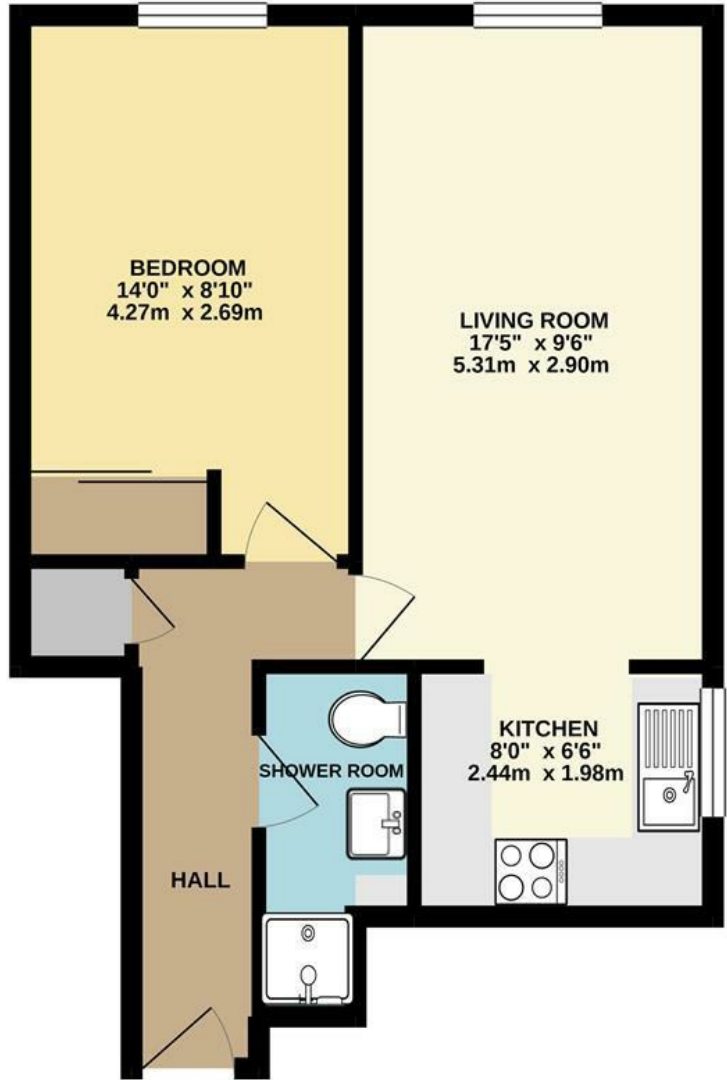
Surbiton, KT6 6RU

Guide Price £325,000

A first floor one bedroom flat in a sought-after Ruskin Homes development. Very well presented, benefits of this flat include a spacious lounge diner, double bedroom with fitted storage and modern kitchen and shower room. Entryphone, residents parking and communal garden area. An internal inspection is essential to fully appreciate this property, being sold with no onward chain. The property is located within the Lovelace area close to Surbiton's town centre and mainline station. Leasehold, remaining lease 101 years. Council Tax Band C. Service charges £1,156 pa. Ground Rent £100 pa.

- Lovelace Area
- First floor flat
- Living/dining room
- Shower room
- Allocated parking space
- Ruskin Homes Development
- Openplan kitchen
- Double bedroom
- Entry door system
- Close to Surbiton centre and Station

# Floor Plan

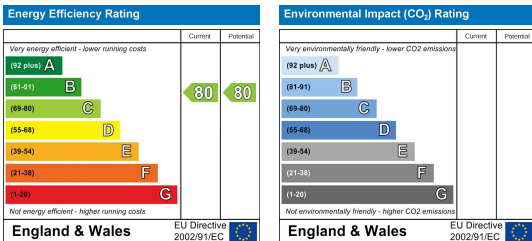


FIRST FLOOR FLAT

LOVELACE GARDENS, SURBITON  
 INTERNAL FLOOR AREA (APPROX.) 450 sq ft/ 41.8 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. Made with Metropix © 2021.

## Energy Efficiency Graph



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