



## Kingfisher Court, Ewell Road, Surbiton. KT6 6AZ

£280,000

Completely Refurbished 2017

2 Double Bedrooms

Modern Kitchen

Dimplex Q Rad Radiators

Dishwasher & Invection Hob

Pristine Condition Throughout

Large Double Shower

Electric Fireplace

Communal Lounge





**\*\*Fully Refurbished Late 2016/Early 2017\*\*2 Double Bedrooms\*\*Modern Bathroom & Kitchen\*\***

Completely refurbished late 2016/early 2017 this exceptional 2 bedroom apartment comes to market as new and in exceptional condition throughout. Offering a modern kitchen with integrated appliances to include dishwasher and washer/dryer as well as integrated hob and a modern bathroom with double shower enclosure, this stunning 2nd floor apartment also benefits from a large lounge/diner and two large double bedrooms. Benefiting from a complete overhaul during the refurbishment that included new Dimpex Q radiators, sockets and carpets, this stunning property is in show home condition and comes to market chain free due to owner relocation.

Situated off of the Ewell Road in Surbiton with flat access to local shops as well as good bus links, this makes for the perfect property for those looking to get into Kingston, Surbiton and beyond easily and also benefits from on-site parking. Offering lift access to upper floors, laundry room, communal lounge with kitchen, communal grounds and a guest suite, this fabulous development is for over 60's only. The current lease has approx 98 years remaining and service charge and ground rent total approx £3,800.00 per annum. The site has an in house manager Monday to Friday.

This is an unusual opportunity to buy a refurbished 2 bedroom apartment and as such won't be around for long, Don't delay, book your viewing today.

**Lounge / Diner**

**20' 0" x 12' 2" (6.1m x 3.7m)**

Benefiting from a modern fireplace and tree-lined views via large windows, this neutrally decorated living room has ample room for a dining table and chairs and also benefits from a large store cupboard tucked away in the corner of the room.



**Kitchen**

**8' 10" x 5' 7" (2.7m x 1.7m)**

Newly installed 3 years ago, this stunning modern kitchen benefits from invection hob, built in appliances and plenty of storage and work surface space. Modern and pristinely kept, there is nothing to do other than move in and unpack.



**Master Bedroom**

**14' 1" x 9' 10" (4.3m x 3m)**

Presented in pristine condition, this large double bedroom is neutrally decorated and carpeted and in good, move in condition throughout.



### Bedroom 2

8' 6" x 10' 6" (2.6m x 3.2m)

Another good sized bedroom, bedroom 2 offers fitted wardrobes and enough space for a double should the need arise. Like the rest of this gorgeous apartment, this lovely room is neutrally decorated and presented in mint condition throughout.



### Shower Room

5' 7" x 7' 3" (1.7m x 2.2m)

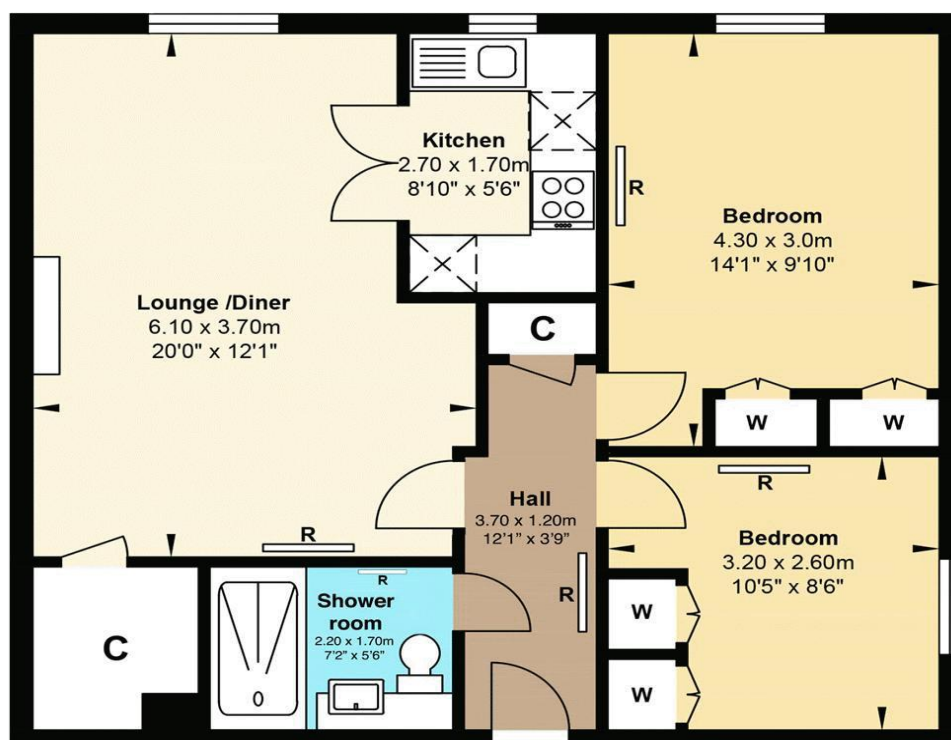
Newly installed 3 years ago, this beautiful bathroom offers a large shower unit and fully fitted vanity sink and WC. With storage, back lit mirror and heated towel rail, it's easy to think you have just stepped into a hotel!



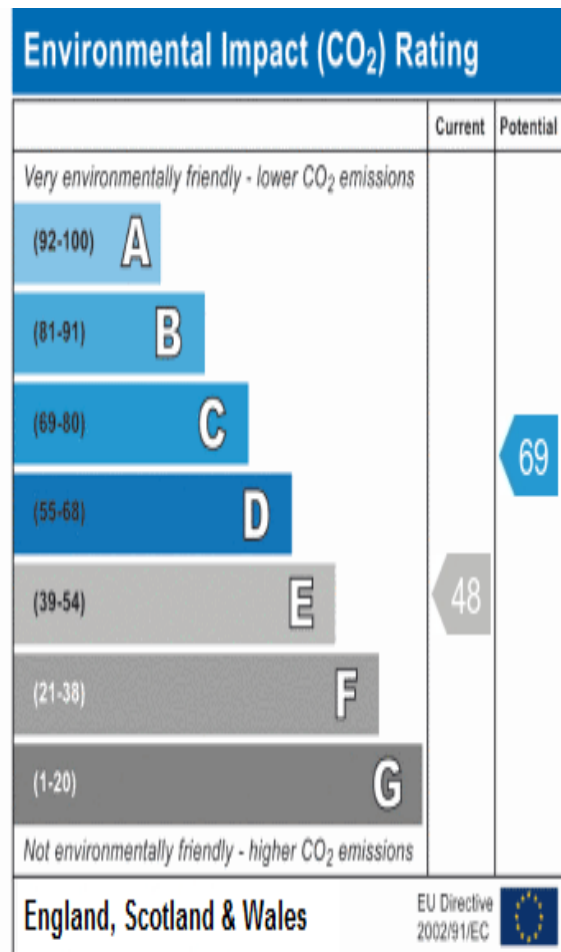
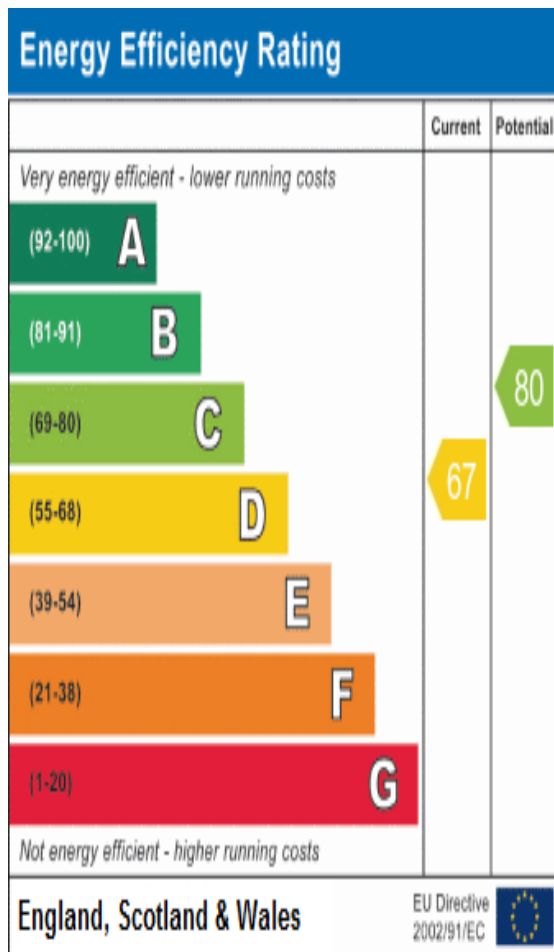
### Entrance Hall

12' 2" x 3' 11" (3.7m x 1.2m)

As pristine and well presented as the rest of this gorgeous apartment, the hallway is neutrally decorated and in immaculate condition throughout.



Gross Internal Floor Area : 64.78 m2 ... 697.28 ft2



#### Offers

Offers will only be presented to Vendors if they are made in writing. Please advise your negotiator of your intent to make and offer as soon as possible. Offers should be emailed to [greetings@sachascott.com](mailto:greetings@sachascott.com).

#### Money Laundering Regulations

Potential purchasers please be aware: in the event that your offer is accepted you will be required to provide documents proving your Identity such as a Passport or Driving Licence and a recent Utility or Council Tax Demand registered at your current address. Further checks on Money Laundering will be made during the Conveyancing Process.

#### Property Details

All efforts have been made to ensure that the information provided with regard to the type and condition of the property, its location and its contents are as provided by the Vendor in good faith. However, it should be noted that these particulars are only a guide and as such Potential Buyers should be aware that floor plans, contents and any descriptions given are meant as a guide only.