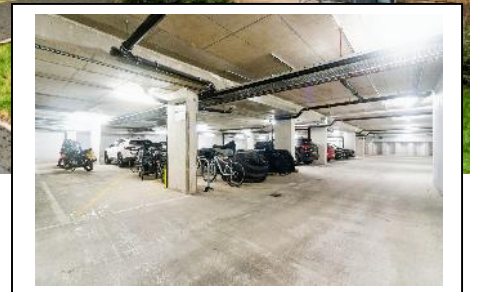




Fassett Road, Surbiton, Kingston-upon-Thames, Surrey, KT1 2TE



**Price £ 500,000 Leasehold**

TUDORS are delighted to offer for sale this rare-to-market, larger than average, contemporary one bedroom apartment. Set in this 2019 built James Taylor Homes development, the property is exceptionally well-located set on a highly regarded residential road. Located midway between Surbiton, with its regular high-speed links to London Waterloo, excellent restaurants, cafes & supermarkets and Kingston-Upon-Thames, with its highly regarded shopping offering (including John Lewis and Fenwick's department stores). Also within walking distance are The River Thames and the landscaped Queens Promenade with its pleasant towpath opposite Royal Bushy Park and level walking access to Kingston.

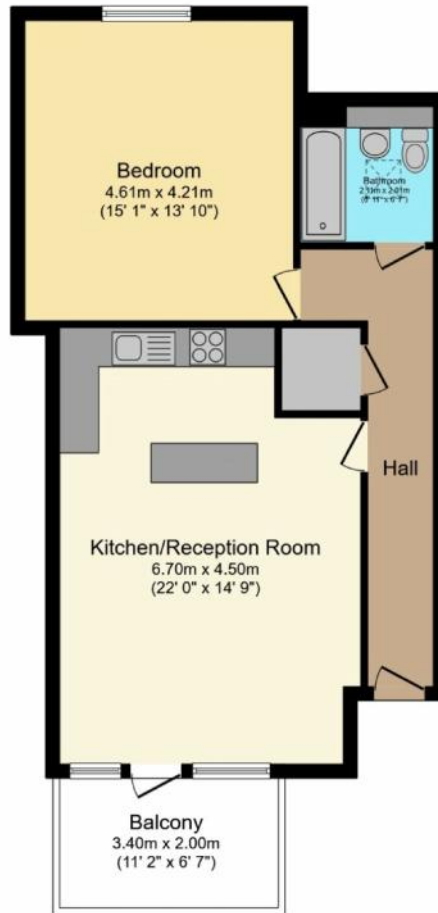
The development also benefits from a concierge service, well-equipped modern gym, as well as communal gardens with BBQ and children's play areas and secure bike shed. The apartment also benefits from the addition of secure underground parking space. The development is self-managed under the 'Right to Manage' scheme, ensuring meticulous maintenance by a resident-driven directors committee, eliminating unnecessary additional costs incurred from external property management companies, and ensuring all communal areas are maintained to an exceptionally high standard and includes all cleaning and exclusive amenities.

The property is in immaculate condition, beautifully presented with an abundance of natural light throughout as well as offering excellent open views. The property is accessed through secure intercom access and situated on the second floor, along with only one other apartment.

The layout comprises of: entrance hallway giving access to all rooms, large open plan living/dining/kitchen with under floor heating and direct access to good-sized private balcony large enough for alfresco dining and enjoying an excellent outlook and a high degree of privacy. The modern, fully-fitted kitchen features white slab kitchen units with good storage, integrated Smeg appliances and the addition of a breakfast island. The sleek family bathroom enjoys under floor heating, contemporary brassware and overhead shower/bath. The elegant master bedroom is fitted with built-in shaker style robes.

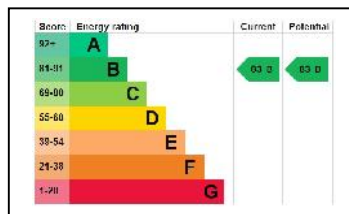
Other benefits include: Double-glazing, secure entry system, communal under stairs storage cupboard and having the share of the Freehold with a long lease of circa 994 years remaining. (EPC rating: B)

# PROPERTY DETAILS



Total floor area 63.4 sq.m. (683 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). Plan produced for Purplebricks. Powered by www.focalagent.com



**Information:**  
 Development completed in 2019.  
 Lease remaining: 172 yrs  
 Developer: James Taylor Homes  
 Maintenance charges: £2,800 per annum  
 Ground rent: £350.00 per annum  
 Concierge, underground car park, gym, communal use  
 outdoor area (Barbeque) and children play area

**Please Note:** These sales particulars are only intended as a guide and do not form part of any contract – For fixture & fittings, please consult your conveyancer who will have a list of which items will be staying. All the measurements stated are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture is included in any sale. Where shown, details of lease, ground rent & service charge are provided by the vendor & their accuracy cannot be guaranteed as the information has not been verified. Due to the enforcement of the property mis-description act, effective from April 1993, purchasers should make their own enquiries and ascertain that all services and appliances referred to in this sales particulars are in working order - where appliances, including central heating, are mentioned, it cannot be assumed that they are included & are in working order as they have not been tested.

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