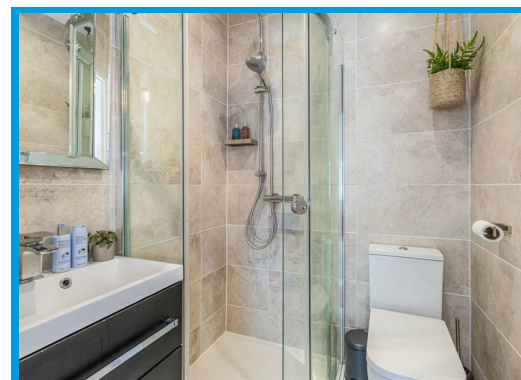
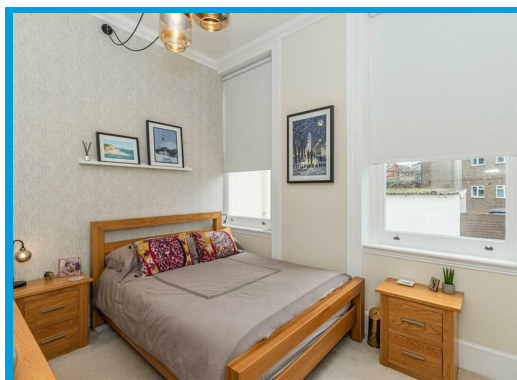
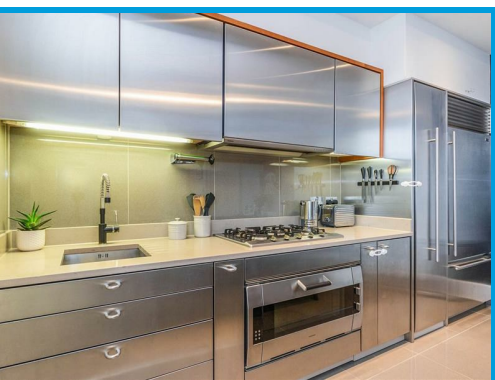




Hook Road, Surbiton, Surrey KT6 5BH

Offers In Excess Of £400,000

STUNNING two bedroom, two bathroom apartment positioned in a highly convenient central location with easy A3 & train station access with the benefit of two allocated parking spaces.

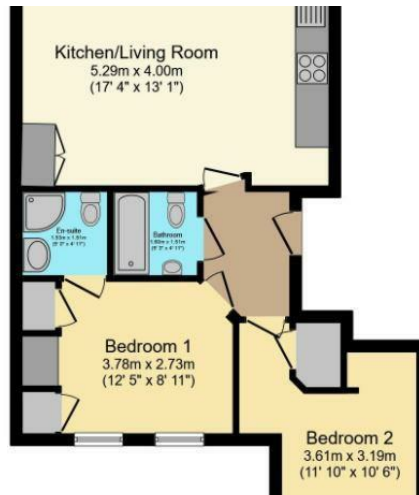


# Description

**\*\*SHARE OF FREEHOLD\*\*** Conveniently located with easy access to the A3 and mainline train station, this stunning two bedroom apartment offers beautifully presented accommodation in a highly desirable position.

The apartment is accessed via secure phone entry system and the accommodation comprises an entrance hall leading to all rooms, a large lounge with open plan kitchen, a master bedroom with en suite shower room and built in wardrobes, a further bedroom with built in storage and a family bathroom.

The property further features two allocated parking spaces and benefits include a long lease and share of freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
1-20 <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

