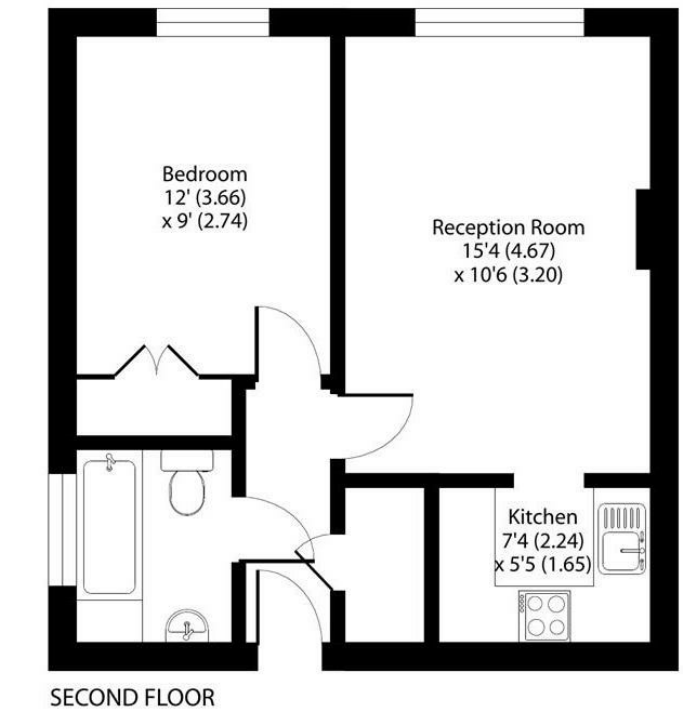
# Parish Court, 12-14 St. Mark's Hill

Surbiton KT6 4PL

Approximate Area = 437 sq ft / 40.5 sq m

For identification only - Not to scale




SECOND FLOOR

gibson lane

34 Richmond Road
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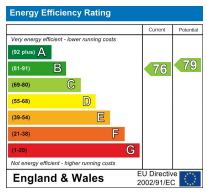
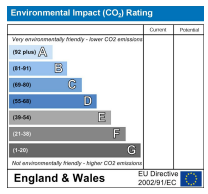
Surrey
KT2 5ED
www.gibsonlane.co.uk
Tel: 020 8546 5444




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Gibson Lane. REF: 1190475

**Important Information**

All appliances listed in these details are only 'as seen' and have not been tested by Gibson Lane, nor have we sought certification of warranty or service, unless otherwise stated. Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only and must not be relied upon for any purpose. These details are offered on the understanding that all negotiations are made through this company. Neither these particulars, nor verbal representations, form part of any offer or contract, and their accuracy cannot be guaranteed.

The Property Ombudsman
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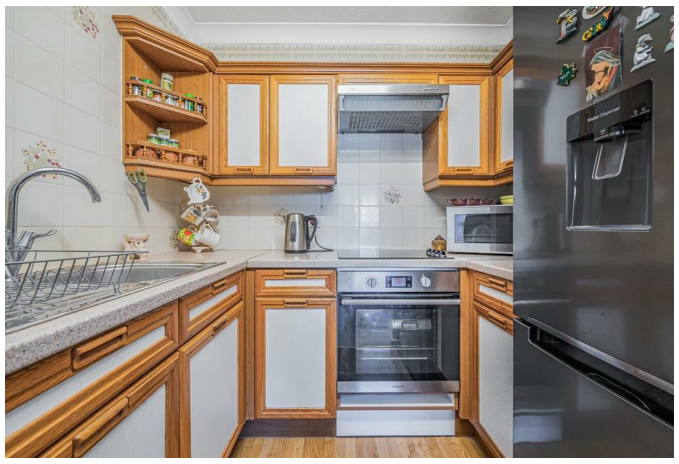

## Guide Price £140,000

- OVER 60's ONLY
- Lift Serviced 2nd Floor Flat
- Communal Lounge
- Laundry for Residents
- Communal Gardens

* Tenure: Leasehold

- Guest Room Available
- Service Charge £2,798.00 p.a.
- Ground Rent £498.00 p.a.
- Lease Remaining 89 years
- EPC Rating- C

* Local Authority: Kingston upon Thames

## Description

* OVER 60's ONLY* Parish Court is a highly regarded secure lift serviced development catering for residents that are over 60 years old and ideally situated a short walk from many of Surbiton's amenities to include local shopping, church and Surbiton train station. A number of bus stops are moments away providing excellent service to Kingston town centre. The development is managed by a friendly onsite warden and there is a 24 hour assistance service, a strong community feel is present and we understand that there are frequent activities that take place. On the ground floor there is a very spacious communal room providing ample space for residents to relax, socialise or entertain guests, residents also benefit from use of a large laundry room and there is a guest bedroom available for friends and family. Externally the grounds are very well maintained providing well tendered lawns, trees, shrubs and flower beds. There are also unallocated and several visitors parking spaces.

## Situation

The property is situated on St. Marks Hill, in a sought after area close to the amenities of Surbiton and the High Street. Surbiton station with its fast and frequent one stop service to Waterloo is less than a mile away and Kingston town centre is a short bus ride.