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**gibson lane**

For identification only - Not to scale  
Approximate Area = 437 sq ft / 40.5 sq m



Parish Court, 12-14 St. Mark's Hill  
Surbiton KT6 4PL



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 tended 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.

