



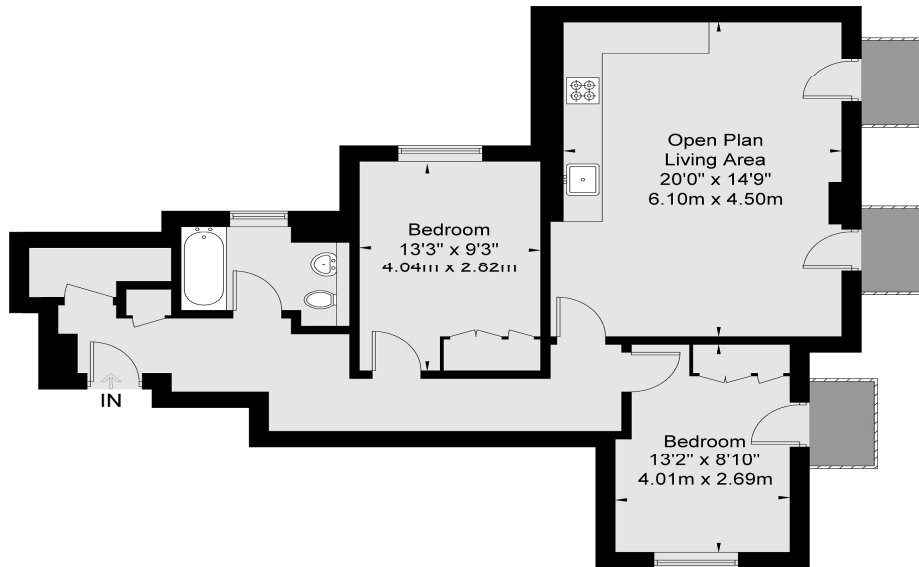
## 2 Crown House, 3 Crummock Chase, Surbiton KT6 4NP

**£495,000** *Leasehold*

Hawes and Co are delighted to bring to the market this excellent new development of spacious and beautifully designed apartments, each with its own balcony and access to a communal roof terrace. Located in the heart of Surbiton and minutes from the mainline station and high street. This two bedroom apartment has been designed and built to the most exacting and high standard. Beautifully decorated and finished throughout featuring a well fitted modern fitted kitchen with excellent range of cupboards, fitted appliances and quartz work tops, a spacious open plan reception room with glass fronted balcony and ample size bedrooms with fitted wardrobes. This stunning apartment is ready to move into and internal early viewing is highly recommended to appreciate the quality of construction, finish and decor. Lease 125 Years. S/Charge approx £1,830 pa. EPC Rating TBC. 10 Year Warranty with ABC Warranty. Please note the lessee/occupier will be prohibited from applying for a parking permit or buying a contract to park within any Council owned or controlled car park (unless the holder of a Disabled Persons Badge)

- Two Bedrooms
- Modern Well Fitted Kitchen/Reception Room
- Luxury Bathroom
- Fitted Wardrobes
- Underfloor Heating Throughout
- Balcony & Communal Roof Terrace
- Bike Storage
- Security Entryphone
- Lease 125 Years
- Service Charge £1,830 pa approx
- EPC TBC
- 10 Year Warranty with ABC Warranty

**Flat 2, 67 Victoria Road**  
Approx Gross Internal Area = 70.2 Sq m 755 Sq Ft

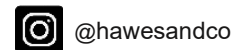


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Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



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67 Victoria Road  
Surbiton, KT6 4NR

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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Hawes & Co. I

**IMPORTANT NOTE TO PROSPECTIVE PURCHASERS:** Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check