

Hawes & Co



30 Wentworth Court, St. Mark's Hill, Surbiton

£350,000 Leasehold

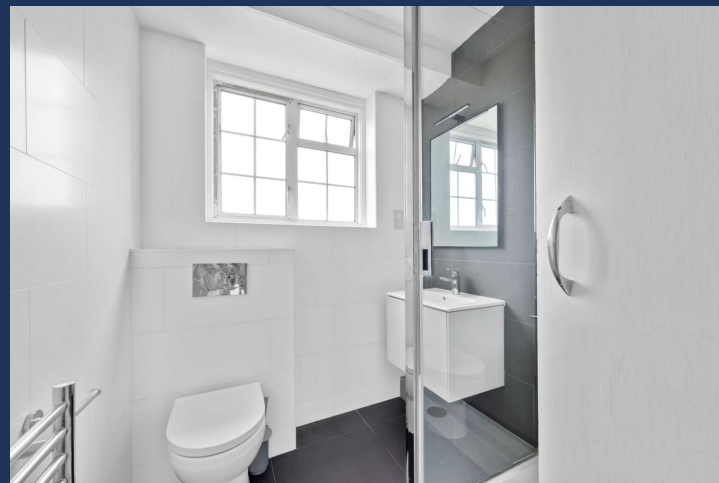


- Double Bedroom
- Modern Bathroom
- Well Fitted Kitchen
- Reception Room
- Gas Central Heating
- Convenient Location
- Well Presented Throughout
- No Onward Chain
- Viewing Highly Recommended
- Council Tax Band C
- Lease Length 947 Years.
- Service Charge£1711.24.
- Ground Rent included in service charge.
- EPC: C



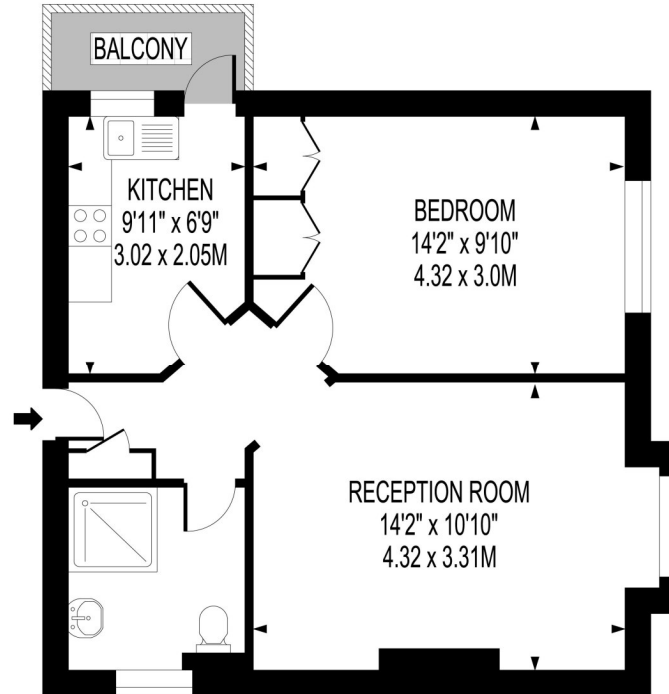
Offered for sale in with no onward chain this delightful & very well presented one bedroom flat has been modernised and updated to a very high standard with a well fitted modern kitchen, bathroom and good-sized bedroom and reception room. Situated on the top floor, the flat is ideally and conveniently located within minutes of Surbiton train station and the within walking distance of the excellent variety of shops, cafes and restaurants in the local area. This is an ideal purchase for a first time or investment

buyer. No Onward Chain. Viewing Recommended.  
Council Tax Band C. Lease Length 947 Years.  
Service Charge£1711.24 Ground Rent included in service charge.



## WENTWORTH COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 454 SQ FT- 42.20 SQ M



### THIRD FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct. Registered Company No 08704006. Hawes & Co Ltd trading as Hawes & Co. Hawes & Co. Limited, 2<sup>nd</sup> Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB.


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

**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.

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