

# Warwick Gardens, Thames Ditton

£370,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Presented in fantastic condition throughout is this two double bedroom top floor maisonette in the highly regarded residential development of Warwick Gardens. The property benefits from a share of the Freehold. This property will lend itself to the first time buyer and downsize markets and is available to view immediately. Set in spacious and immaculate communal gardens this top floor property comprises: private front door, entrance hallway, modern kitchen with integrated appliances, modern bathroom suite, master bedroom, double bedroom and spacious reception room with large windows. Both bedrooms overlook secluded communal gardens. The property also benefits from double-glazed windows throughout, allowing natural light to flood into all rooms. The property further benefits from plenty of storage with loft-space, a shed and a garage and a newly installed boiler. Residents also benefit from off-street parking.

**Two double bedrooms**

**Long lease**

**Lovely communal gardens**

**Excellent school catchment**

**Close to Thames Ditton station**

# Warwick Gardens, Thames Ditton

£370,000 Share of Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVYGATE™

Two double bedrooms

Long lease

Lovely communal gardens

Excellent school catchment

Close to Thames Ditton station



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
Made with Metropix ©2016

Tenure: Share of Freehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: D

#### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.