

# Thorkhill Road, Thames Ditton, KT7

Guide Price £299,950 Share of Freehold

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

A recently re-developed and stunning one double bedroom top floor flat in close proximity to Surbiton and Thames Ditton. The Old Forge is a block of 4 newly refurbished flats which were formerly split between residential and commercial premises. The apartments have been decorated to exacting standards throughout with everything one would expect from a new build development. Flat 4 comprises; lovely open plan reception/kitchen, great for entertaining, contemporary family bathroom, double bedroom with sash windows allowing an abundance of natural light.

**One double bedroom**

**Exceptional finish**

**Desirable residential Road**

**Open plan reception/dining room**

**Stylish bathroom**

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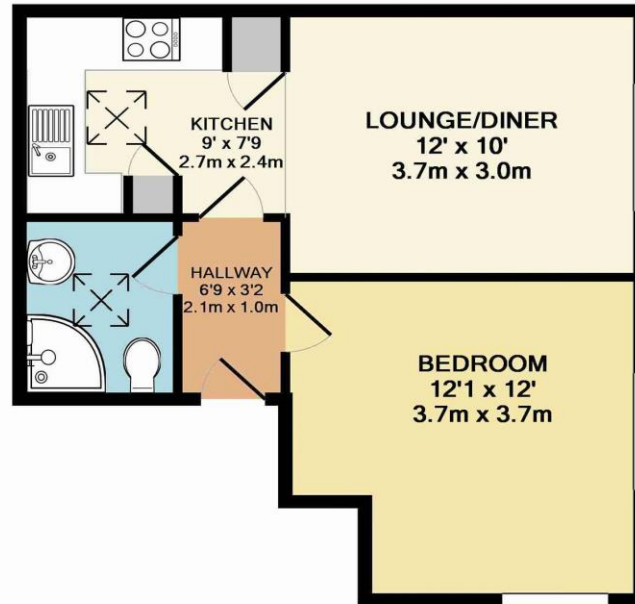
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TOTAL APPROX. FLOOR AREA 386 SQ.FT. (35.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Tenure: Share of Freehold

Council Tax:

Local Authority: Elmbridge Borough Council

EPC Rating:

#### 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.