



LEANDER COURT, LOVELACE GARDENS, SURBITON KT6

LEANDER COURT

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A rarely available and oversized two double bedroom apartment

A very well-proportioned two double bedroom, two bathroom apartment with private balcony and share of freehold, located within moments of Surbiton town centre and station.

Situated on the top floor of a well-maintained and purpose built development, the property enjoys a bright corner plot aspect and comprises two exceptionally proportioned double bedrooms, each with fitted wardrobes, and two bathrooms, one of which is en-suite to the primary bedroom. A large reception/dining room boasts dual aspects and spills out onto its own private balcony, whilst a separate kitchen, with a range of integrated appliances, completes this wonderful property

Externally, the property also benefits from the use of very well-maintained communal gardens, bike store and privately allocated storage units.

Features

- Two double bedroom, two bathroom apartment
- 904 sq ft /84 sq metres
- Private Balcony
- 0.5 miles (10 min walk) from Surbiton station
- No onward chain
- Share of Freehold





Leander Court is located on Lovelace Gardens, a broad and pretty, tree-lined avenue just off the Upper Brighton Road, as you approach Surbiton town centre.

It is located within just 0.5 miles (10 minute walk) of Surbiton's renowned railway station, which offers as many as 9 trains an hour connecting to London Waterloo in as little as 16 minutes, making it an exceptionally popular residential location for professionals commuting into and out of London.

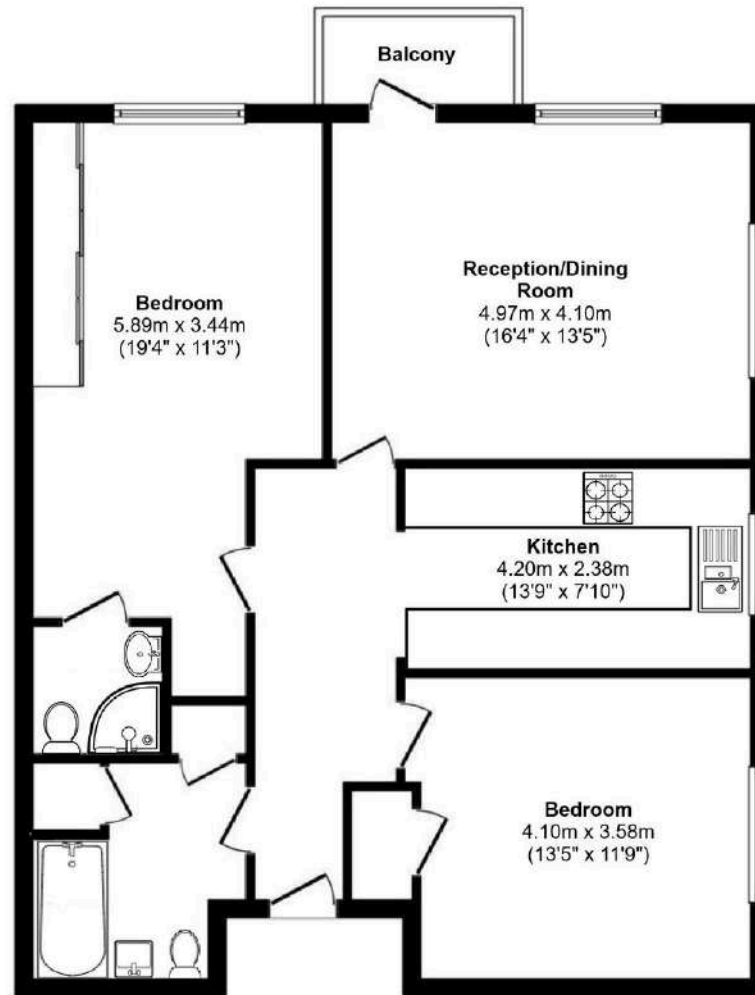
The heart of Surbiton is centred around Victoria Road, Claremont Road and Maple Road. Residents benefit from independent cafes, bakeries and restaurants, pubs and gastropubs. It's nestled alongside the River Thames and offers picturesque walks, with the backdrop of Home Park, along Queens Promenade into Kingston town centre.

Surbiton is often described as offering the best of both worlds: a genuine town centre with cafés, shops and excellent rail connections, together with leafy residential streets, riverside walks and high-quality parks. It appeals particularly to professionals, investors, families and downsizers who want more green space than inner London while remaining well connected.

Tenure | Share of Freehold
Lease Term Remaining | 940 years
Ground Rent | £1.67 per month
Service Charge | £125 per month
EPC Rating | D
Council Tax Band | D

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Approximate Gross Internal Area | 84 sq m / 904 sq ft



Important Information

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



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