



Portsmouth Road  
Thames Ditton  
Surrey  
KT7

Offers in Excess of £325,000

bettermove

## Portsmouth Road Thames Ditton

Bettermove are proud to present this 2 bedroom flat in Thames Ditton, available with no forward chain.

This is a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing and gas central heating throughout, with permit parking available for one car.

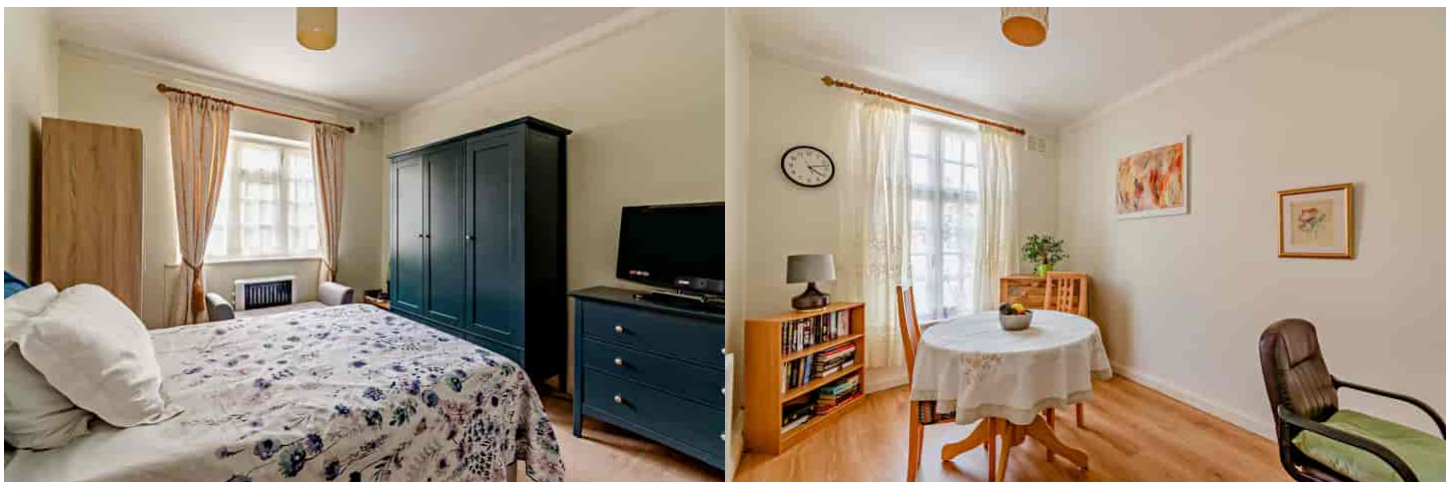
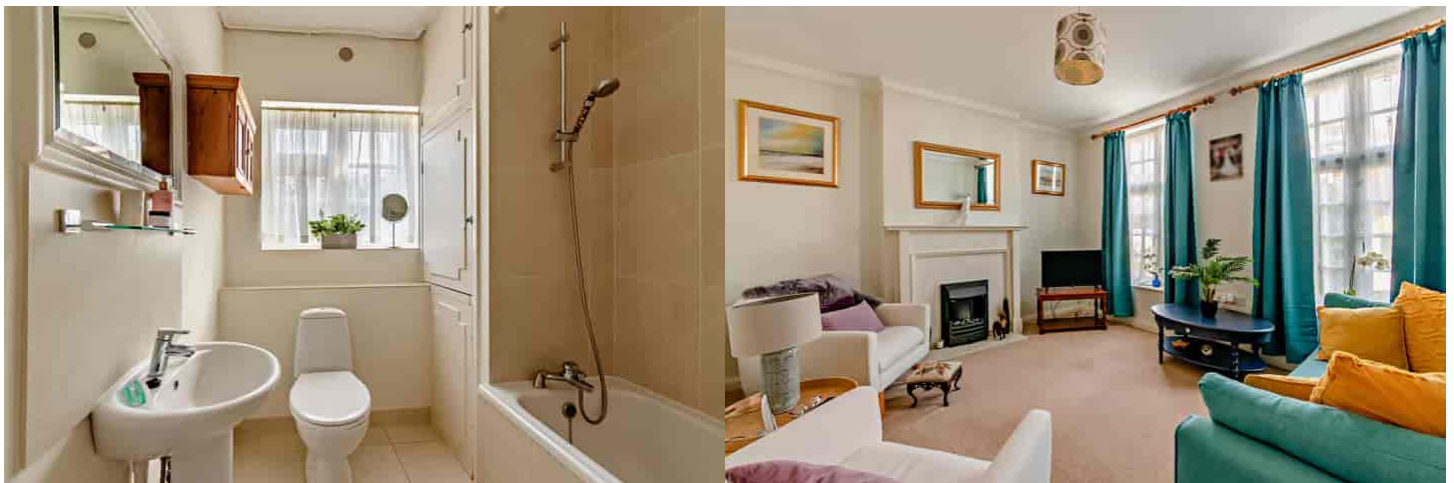
The council tax band is D.

This is a leasehold property with 945 years remaining on the lease; the service charge is £150.00 per month.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, two double bedrooms and a family bathroom.

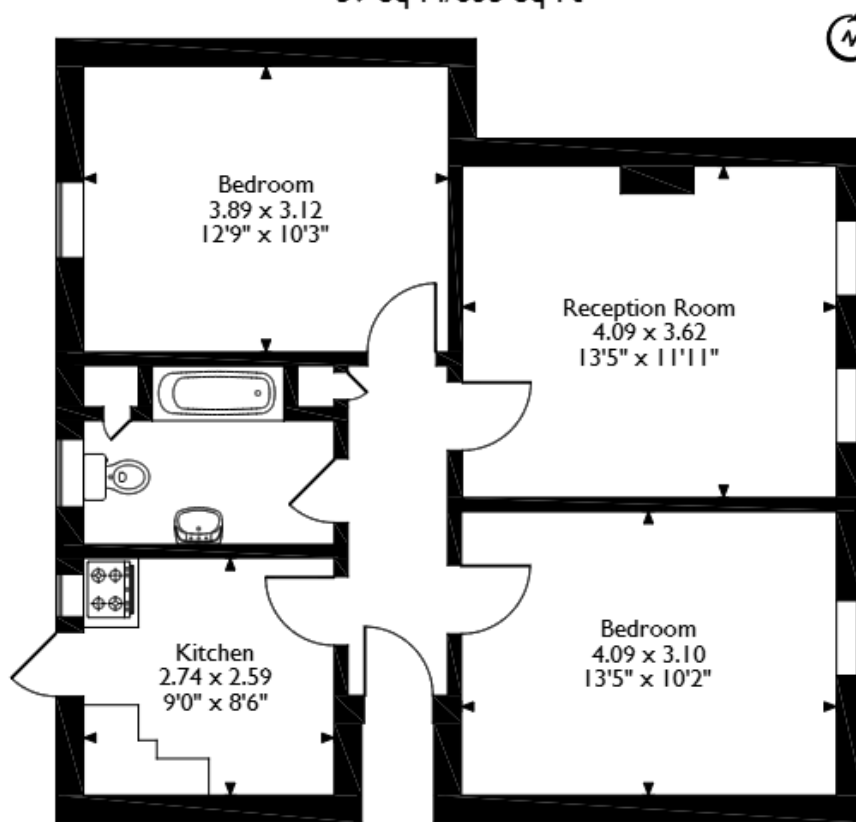
Located in the popular village of Thames Ditton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport links can be found from Thames Ditton Railway Station, a variety of local bus routes and close access to the A309, leading to the M3.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





Rythe Court, Portsmouth Road, Thames Ditton, Surrey  
Approximate Gross Internal Area  
59 Sq M/635 Sq Ft

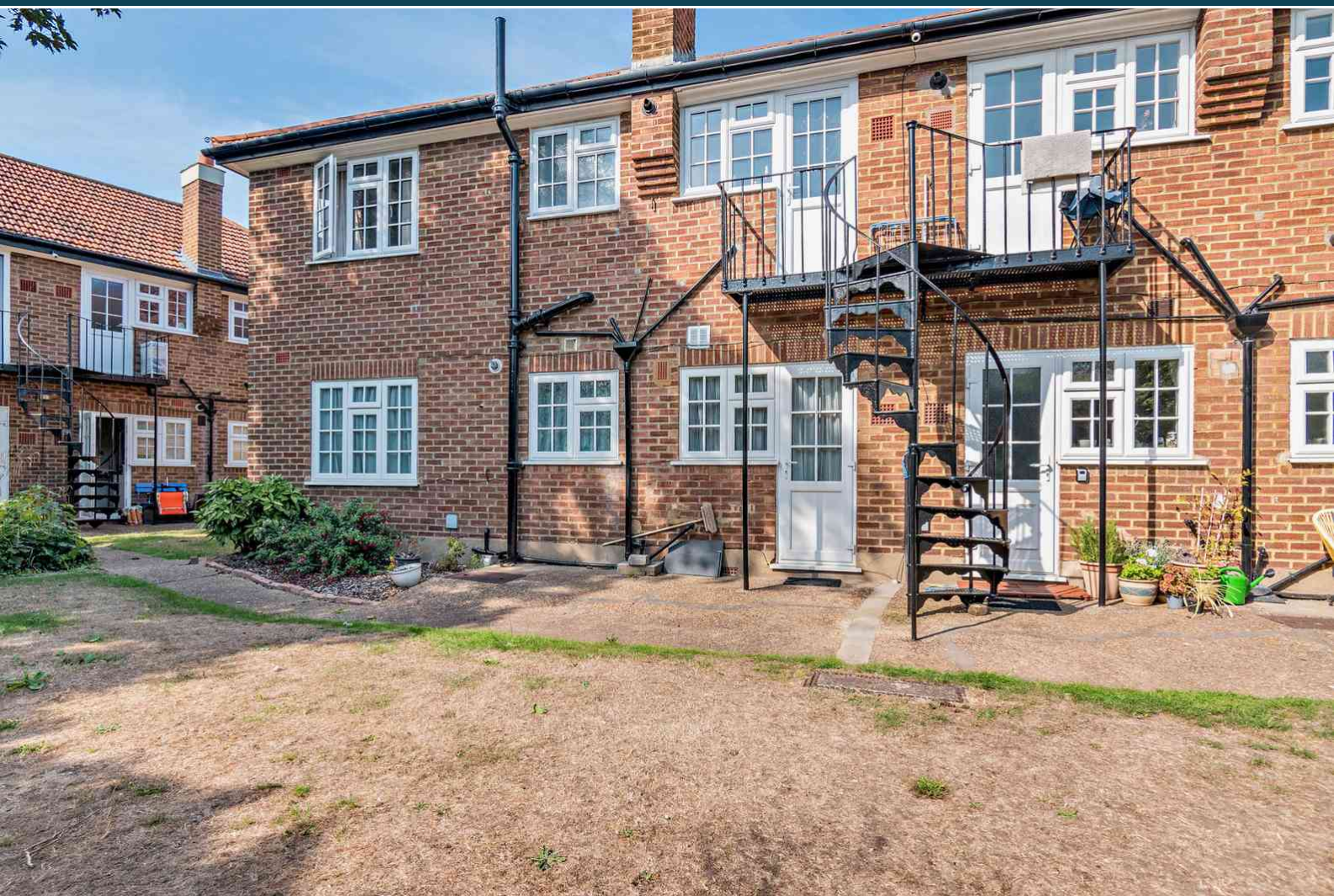


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 69                      | 76        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|   | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  | 69                      | 78        |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       |                         |           |
|   | EU Directive 2002/91/EC |           |





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