

Embercourt Road, KT7

£425,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



Summary:

Positioned on the first floor, this bright and well-proportioned apartment offers approximately 725 sq ft (67 sq m) of internal accommodation and benefits from a private balcony, modern interiors throughout and allocated parking within a well-maintained development. The accommodation comprises a welcoming entrance hallway with storage, leading through to a generous reception and dining room which enjoys excellent natural light and direct access onto a private balcony, ideal for morning coffee or evening relaxation. The separate modern kitchen is well appointed with a range of fitted units, integrated appliances and generous worktop space, making it both practical and stylish. There are two well-proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, whilst the second bedroom is serviced by a modern family bathroom.

Two double bedrooms

First floor apartment

Spacious reception/dining room

Private balcony

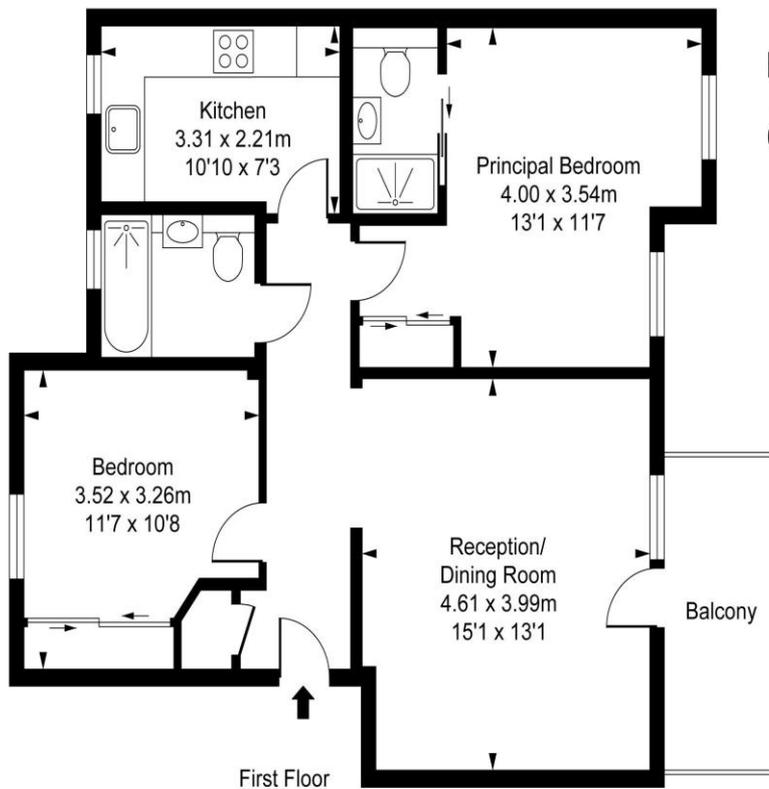
Modern kitchen

En-suite shower room to principal bedroom

Embercourt Road, KT7

£425,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception



Imber Cross,
Embercourt Road, KT7
Approximate Gross Internal Area
67.32 sq m / 725 sq ft
(CH = Ceiling Heights)



This plan is not to a given scale. A detailed layout plan to scale for valuation is available on request. All measurements and areas are within 1% tolerance and have been prepared in accordance with industry standards as defined in the RICS Code of Measuring Practice.
© Fulham Performance

Tenure: Leasehold

Council Tax: C

Local Authority:

EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epc4u.com			

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.