

Station Approach, Epsom KT19
Monthly Rental Of £1,350

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are pleased to present this beautifully presented one double bedroom apartment to rent in the highly regarded development of Hudson House, Epsom. The stunning property comprises; welcoming entrance hallway, modern family bathroom, spacious reception room with ample space for living/dining furniture and a high spec open plan kitchen with integrated appliances. Hudson House is located within the heart of Epsom town centre, offering fantastic shopping facilities including the Ashley Centre, and a wide variety of restaurants, bars, local boutiques and coffee shops. Also, just 0.2 miles away is Epsom rail station offering direct links into London. Viewings are by appointment only.

One Bedroom Apartment

Close to Station

Open Plan Kitchen

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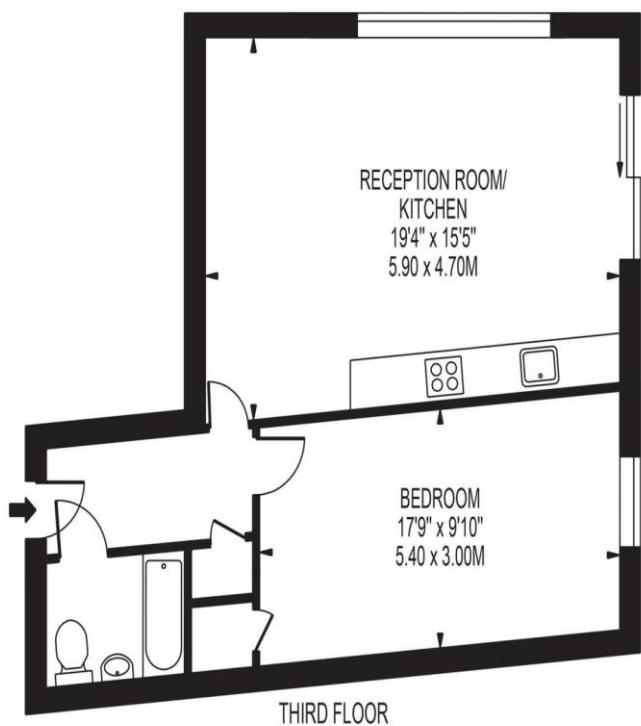
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HUDSON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 554 SQ FT - 51.48 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Tenure:

Council Tax: C

Local Authority:

EPC Rating: C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A	80	83
(81-91)	B		
(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.