

Surbiton Hill Park, Surbiton, KT5

Monthly Rental Of £1,500 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

The property features a new designer kitchen with soft close cabinets and ceramic electric Baumatic hob, oven and extractor fan, ample storage space and Italian tiled flooring. Adjacent to the kitchen is a spacious lounge with dining area, furnished tastefully and with neutral walls and carpet. The double bedroom benefits from ample storage space and double glazed windows. The beautifully finished designer bathroom benefits from a shower over the bath and heated towel rail as well as a Kaldewei bath with Crosswater thermostatic shower mixer and bath filler, integrated WC and designer wash hand basin and additional storage for your cosmetics. There is also a wall mounted sensor controlled led light anti mist mirror. The property benefits gas central heating and double glazing throughout as well as allocated off street parking plus additional bus routes with connections to many destinations.

One double bedroom

Close to train station

Recently refurbished

Allocated off street parking

Gas central heating

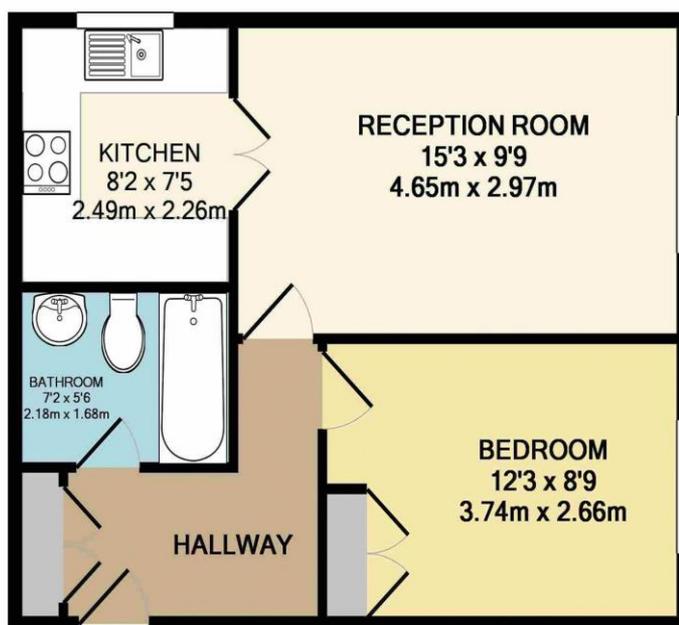
Secure gated entrance

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TOTAL APPROX. FLOOR AREA 419 SQ.FT. (39.0 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: Leasehold

Council Tax: B

Local Authority: Royal Borough of Kingston upon Thames

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.