

Ewell Road, Surbiton, KT6 6EU

Monthly Rental Of £1,750 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



#### Summary:

Ivy Gate are proud to present to the market this stunning and spacious two bedroom ground floor flat within easy access to Surbiton mainline railway station. Newly decorated throughout to a high standard the home comprises; entrance porch, large reception room with fireplace, separate dining area with direct access to the communal gardens and open plan to the newly fitted modern kitchen, two double bedrooms with built in storage and a stylish and newly installed bathroom. The property benefits from ample built in storage throughout, double glazing and gas central heating. It is approximately a 5 minute walk to Surbiton mainline railway station which offers fantastic links in to London Waterloo within 16 minutes. Both Surbiton and Kingston are with easy reach and both have an array of local amenities including shops, bars and restaurants.

**Recently refurbished to a high standard**

**Spacious accommodation throughout**

**Garage**

**Ground floor property**

**Direct access to communal gardens**

**Close to Surbiton station**

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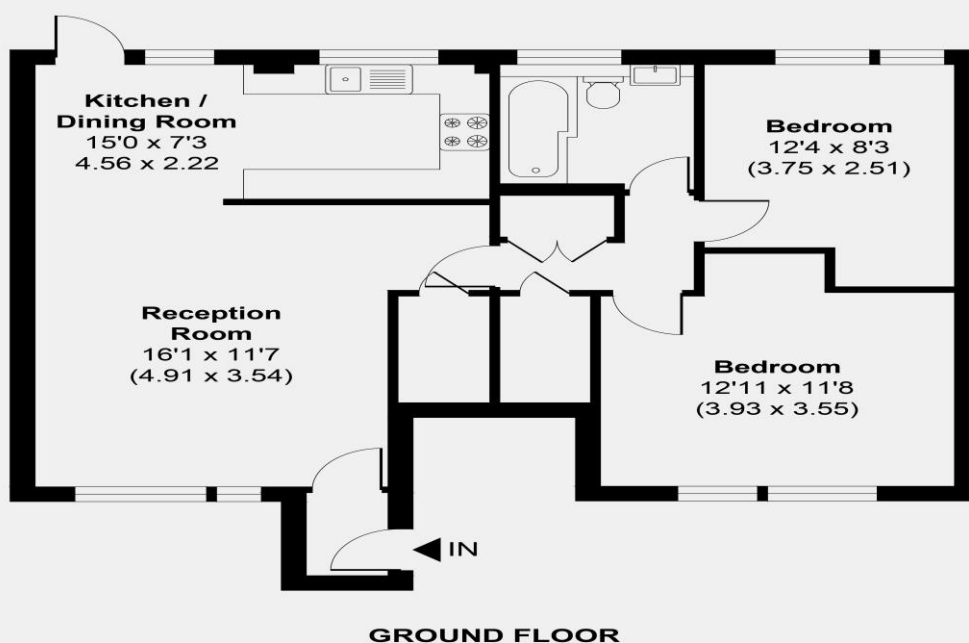
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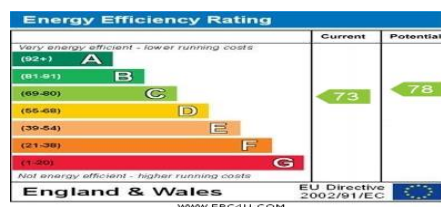
**MELLISH COURT KT6**  
APPROX. GROSS INTERNAL FLOOR AREA  
688 SQ FT / 63.90 SQ METRES



Tenure: Leasehold

Council Tax: C

Local Authority: Royal Borough of Kingston upon  
Thames



**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.