

Balmoral Road, Kingston, KT1

Monthly Rental Of £2,600 Freehold

4 Bedrooms | 2 Bathrooms | 2 Reception

IVY GATE™



Summary:

To the ground floor is a spacious reception room with a large bay window and a log burner. Leading through to the kitchen/dining area you are welcomed into an extremely bright and airy room with ample built in storage, high specification appliances and bi fold doors giving access to the rear garden and allowing ample natural light to fill the room. The ground floor also has a fitted cloakroom. To the first floor are two good sized double bedrooms, one with built in storage, a third single bedroom and a beautifully designed family bathroom with rainforest style shower over bath. The spacious master suite is located on the second floor and has a Juliette balcony and a large ensuite shower room, again finished to exacting standards. This property is available from Friday 12th October. There is no administration fee with Ivy Gate, however a tenant reference fee of £30 plus VAT per person does apply.

Four bedrooms

Two bathrooms

Open plan living accommodation

Recently renovated throughout

Double glazed and gas central heating throughout

Highly desirable location

T: 020 3282 7162 | E: hello@ivygate.co.uk | Ivy Gate

ivygate.co.uk

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Four bedrooms

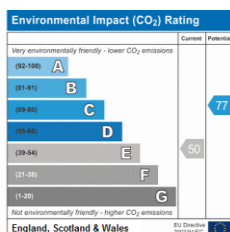
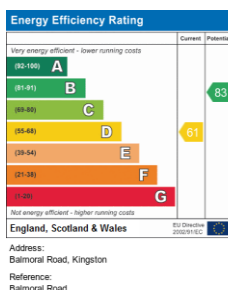
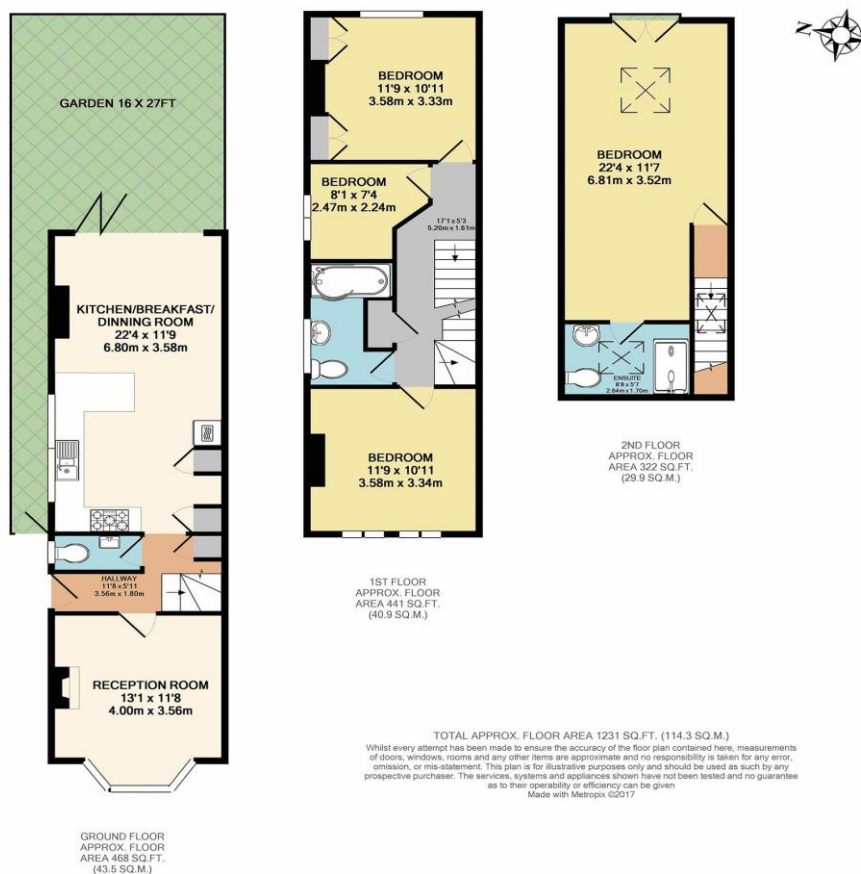
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Tenure: Freehold

Council Tax: D

Local Authority: Royal Borough of Kingston upon Thames

EPC Rating: D

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.