

# Claremont Road, Surbiton

## Monthly Rental Of £1,295

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Located on one of Surbiton most convenient and desirable roads is this freshly decorated and larger than average, second floor, one bedroom flat. The property comprises; large entrance hall, great size living room with beautiful bay windows, one bedroom with built in storage, fitted kitchen and a 3 piece bathroom with overhead shower. The property further benefits from gas central heating throughout. Claremont Road is perfect for professionals and commuters looking for a comfortable attractive home in excellent order throughout and with easy access to Surbiton High Street which offers a vast array of shops, bars and restaurants. Surbiton mainline railway station offers direct access to London Waterloo within 17 minutes and out to Guildford within 33 minutes. Kingston town centre is also within 1 mile and gives access to arguably some of the best shopping facilities outside Central London. This property is offered furnished and is available now.

**Fantastic central Surbiton Location**

**One Bedroom Apartment**

**Freshly Decorated**

**Gas Central Heating**

**Laminate Flooring Throughout**

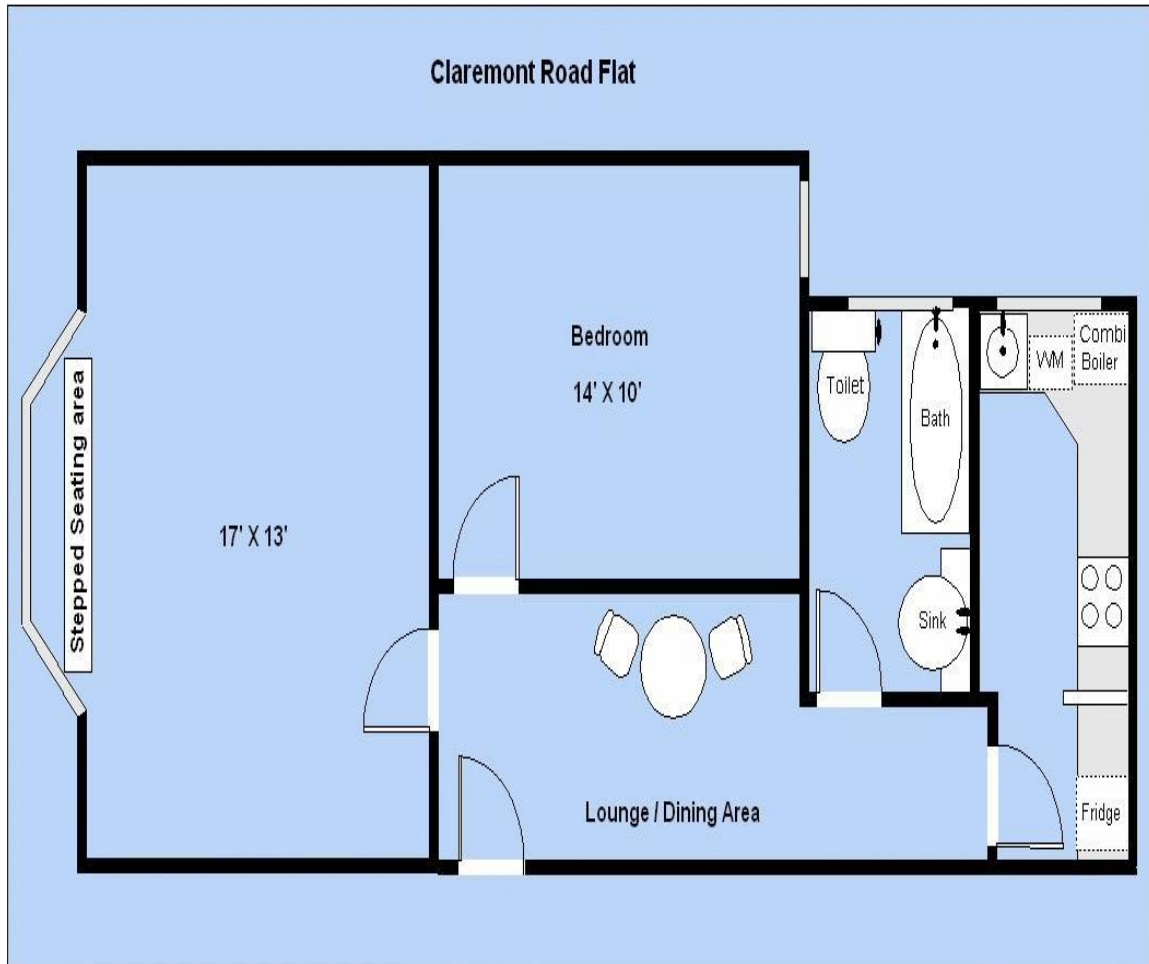
**unfurnished**

# Claremont Road, Surbiton

## Monthly Rental Of £1,295

1 Bedrooms | 1 Bathrooms | 1 Reception

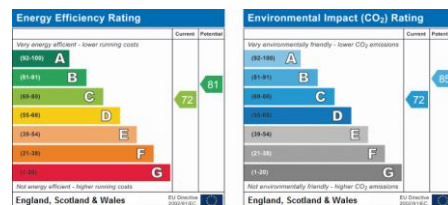
**IVY GATE™**



Tenure:

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.