

Portsmouth Road, Thames Ditton, KT7

Monthly Rental Of £1,400 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Situated close to Thames Ditton High Street is this stunning 2 double bedroom flat in the sought after development of Rythe Court. Within this exclusive development which is accessed via a private road is a warm and welcoming flat, comprising; Central hallway leading on to a large reception room with feature fireplace and a view of the communal gardens. A modern kitchen which has been well planned out offers access (via a cast iron spiral staircase) to the communal gardens. There is also a large family bathroom complete with walk-in shower, the master bedroom and second double bedroom are both complete with built in wardrobes. Rythe Court is a purpose built development two minutes from Giggs Green and within easy reach of the shops, cafes and amenities of Thames Ditton village. The development derives its name from the River Rythe which runs nearby.

Two double bedrooms

Modern kitchen and bathroom

Off street parking

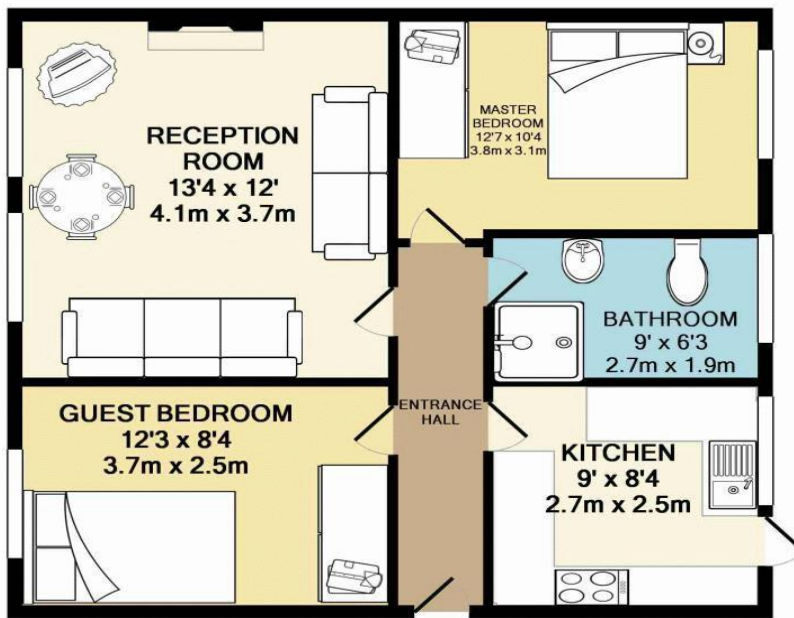
Private development

Close to Thames Ditton and Surbiton mainline railway stations

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TOTAL APPROX. FLOOR AREA 527 SQ.FT. (49.0 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: D

Local Authority: Elmbridge Borough Council

EPC Rating: E

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Band	Current	Potential	Band	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)	50	55
F (13-38)			F (13-38)		
G (1-12)			G (1-38)		

England & Wales
EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

England & Wales
EU Directive 2002/91/EC
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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.