

# Cambridge Road, Kingston Upon Thames KT1

## Monthly Rental Of £2,000

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are pleased to present to the market this spacious two-bedroom flat located on the ground floor of a purpose-built block. comprising; a wide entrance hallway leading through to a spacious living and dining area, fully fitted kitchen, two great size bedrooms, family bathroom with shower over bath. The property further benefits from double glazed windows throughout, gas central heating and one-off street parking space. This fantastic property is in close proximity to Kingston town centre and both Kingston and Norbiton train stations providing easy access into Central London. Kingston offers a vast array of shopping facilities, restaurants and bars as well as the River Thames. For the motorist, the A3 is within easy reach for access in to and out of the City. \*\* All utilities bills are included in the rent Council Tax, Gas, Electric, Water \*\* 5 MONTHS LET ONLY\*\*

**Two Bedroom Apartment**

**Off Street Parking**

**Three Piece Bathroom**

**Close to Kingston Town Centre**

**Short Term Let**

# Cambridge Road, Kingston Upon Thames KT1

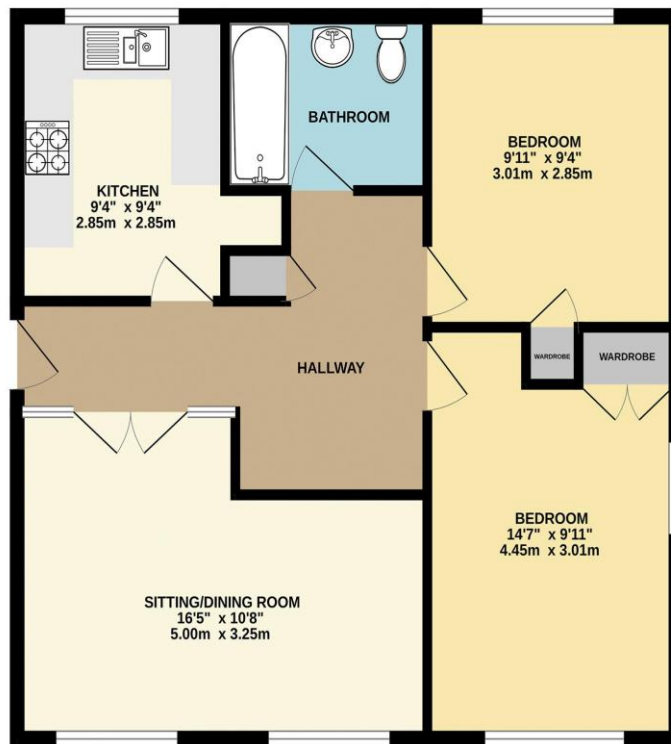
## Monthly Rental Of £2,000

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



GROUND FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with Metropix (2022)

Tenure:

Council Tax: C

Local Authority:

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.