

# Beaufort Road, Kingston Upon Thames

Monthly Rental Of £1,500

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



## Summary:

Beautifully presented first floor apartment on a highly regarded residential road, with easy access to Surbiton and Kingston train stations. The property is to be freshly decorated and offers accommodation with gas, electricity and water bills included as well as allocated parking and a private easy to maintain rear garden. Property comprises; a generously sized open plan kitchen/reception room and a spacious double bedroom with original sash windows facing the front of this period property, which have been thoughtfully redeveloped to benefit from double glazing. The flat further benefits from a communal laundry room, secure communal entrance and one allocated parking space to the front. The property is located within walking distance of Surbiton mainline railway station, which boasts fantastic connections into London Waterloo within 17 mins and Surbiton town centre, with its array of friendly bars, cafes, restaurants, banks, and supermarkets.

**Spacious One Bedroom Apartment**

**Ground Floor With Private Rear Garden**

**Gas, Electricity and Water Bills Included In Rent**

**Off-Street Parking Space**

**Offered Unfurnished**

**Available from Mid January**

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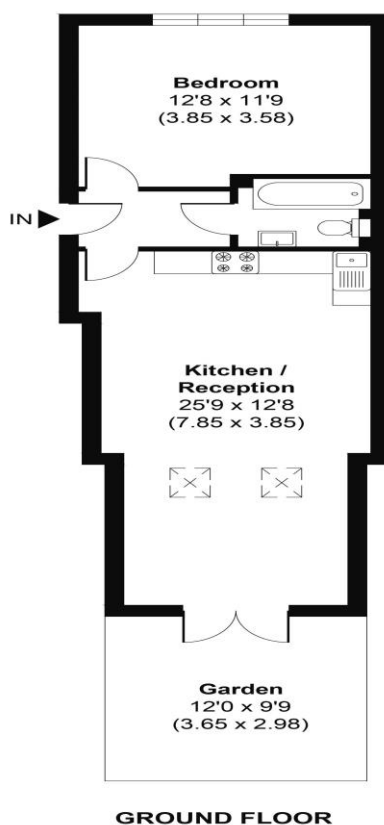
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### HOBBY LODGE, BEAUFORT ROAD, KT1

APPROX. GROSS INTERNAL FLOOR AREA 490 SQ FT / 45.53 SQ METRES



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.