

Langley Avenue, Surbiton

Monthly Rental Of £1,250

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present to the market this beautifully presented one double bedroom second floor conversion flat located with off-street allocated parking. The property comprises; large lounge, modern bathroom, separate modern kitchen and a great size bedroom. The property is mutually decorated and further benefits from brand-new double-glazed windows, new carpet flooring throughout, gas central heating, communal garden and off-street allocated parking. Surbiton mainline station is approx.10-minute walk from the apartment and offers direct services in to and out of Central London within 16 minutes. For the motorist there is easy access to the A3. The property is within easy reach of Surbiton and Kingston town centre's with their vast selection of shops, bars and restaurants. The property is also a few minutes' walk from a vast parade of shops and restaurants on Tolworth Broadway.

One Double Bedroom apartment

Fantastic Location

Newly Decorated & New Flooring

Modern Bathroom

Separate Modern Kitchen

Off-Street Allocated Parking

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Langley Avenue, Surbiton, KT6 6QL

Approximate Gross Internal Area :- 50 sq m / 538 sq ft

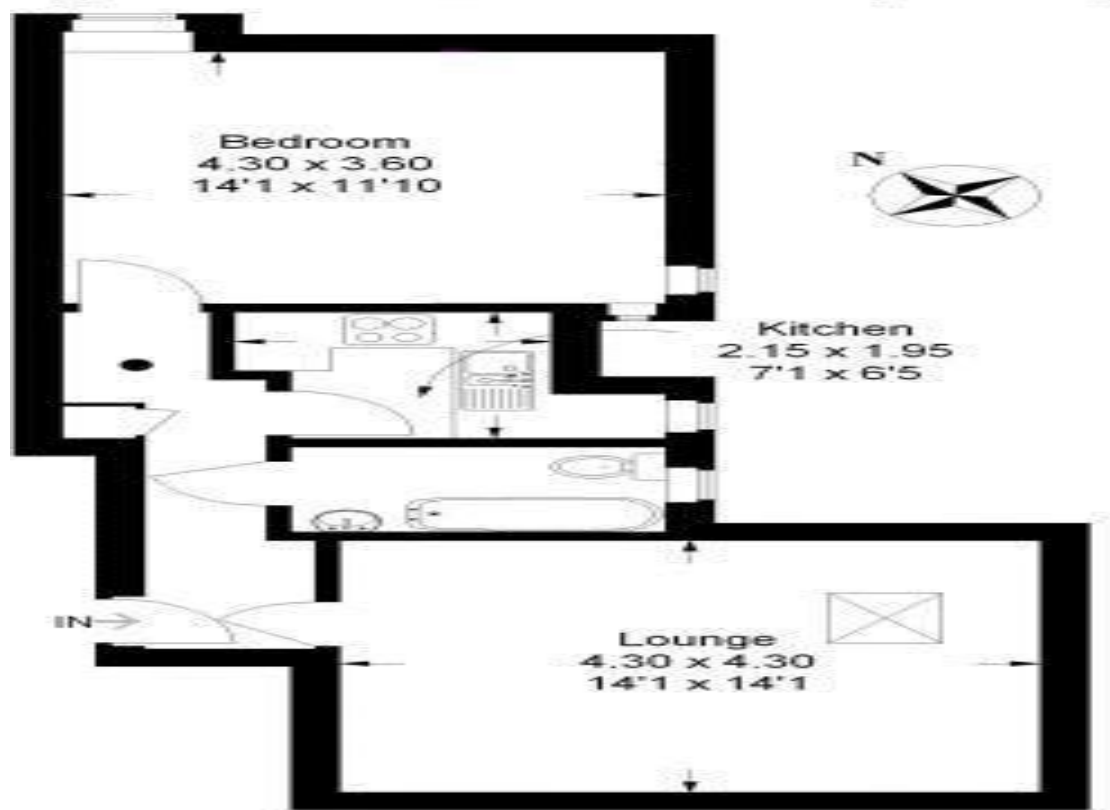


Illustration for identification purposes only, measurements are approximate, not to scale.

Tenure:

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	75	77
EU Directive 2002/91/EC		

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.