

Warwick Road, Thames Ditton, KT7

Monthly Rental Of £1,750 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are delighted to introduce to the market a beautiful two double bedroom ground floor maisonette on a highly sought after residential Cul De Sac in close proximity to Thames Ditton High Street. Decorated to a good standard throughout. Comprising; well-maintained front garden, entrance hallway with storage, reception room with fireplace, Ivy Gate are delighted to introduce to the market a beautiful two double bedroom ground floor maisonette on a highly sought after residential cul de sac in close proximity to Thames Ditton High Street. Decorated to a good standard throughout. Comprising; well-maintained front garden, entrance hallway with storage, reception room with fireplace, lovely master bedroom, further double bedroom, modern family bathroom, modern fully fitted kitchen which in turn provides direct access to a sunny rear garden, which has a lovely raised decked area with the remainder being mostly laid to lawn. The property further benefits from double glazing, gas central heating and wooden flooring throughout.

Two bedroom ground floor maisonette

Private garden

Modern kitchen

Bathroom with shower

Gas Central Heating

Double glazing

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GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA - 481 sq.ft. (44.7 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, 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 MemoPro 2022

Tenure: Leasehold

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: C

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.