

Surbiton Road, Kingston, KT1

Monthly Rental Of £700 Freehold

0 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

For students only. A well presented and self contained studio flat ideally located for Penrhyn Road campus. Property benefits from bathroom with power shower. Kitchenette area with sink, microwave oven and fridge freezer. Gas central heating. Off street parking. Forms part of the main house which is rented to sharers. Tenant reference fee of £50 for a single person plus £200 administration fee.

Studio Room For Students Only

Shower Room

Parking

Kitchenette

Double Glazing and GCH

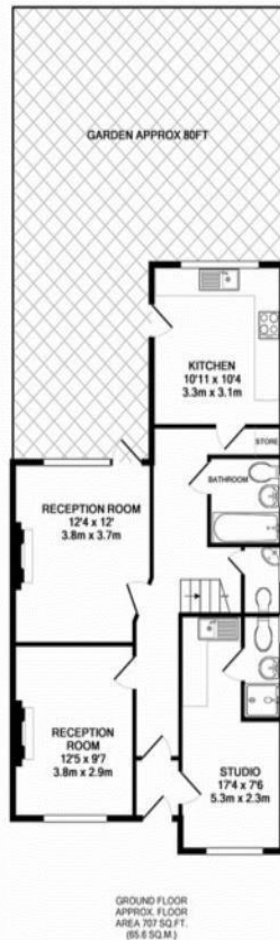
Available 1st September

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Tenure: Freehold

Council Tax: A

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
100-109 (A)	92-95 (B)	84-87 (C)	100-109 (A)	92-95 (B)	84-87 (C)
74-77 (D)	65-68 (E)	55-58 (F)	110-113 (D)	104-107 (E)	98-101 (F)
49-52 (F)	41-44 (G)	31-34 (G)	118-121 (E)	112-115 (F)	106-109 (G)
21-24 (G)	13-16 (G)	5-8 (G)	126-129 (F)	120-123 (G)	114-117 (G)
1-4 (G)	0-3 (G)	0-3 (G)	134-137 (G)	128-131 (G)	122-125 (G)

England & Wales EU Directive 2002/91/EC **48** **64**

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 **4.1** **5.1**

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.