

Lysander Gardens, Surbiton, KT6 6AT

Monthly Rental Of £1,350 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud to present to the market spacious one bedroom flat. Situated on the first floor of a modern development this property comprises; entrance hallway, large double bedroom with built in storage, modern bathroom with shower over bath, spacious open plan living room with underfloor heating and a newly fitted kitchen with dishwasher and fridge/freezer. There is also a large storage cupboard in the hallway housing the washing machine. The property further benefits from one garage space. The property is offered unfurnished and is available on the 18th August 2024. Lysander Gardens is on Ewell Road with this property at the back of the development. It is approximately a 10 minute walk to Surbiton mainline railway station which offers fantastic links in to London Waterloo within 16 minutes. Both Surbiton and Kingston are with easy reach, and both have an array of local amenities including shops, bars and restaurants.

One double bedroom

Open plan kitchen/living room

Modern kitchen and bathroom

Double glazing throughout

Garage Included

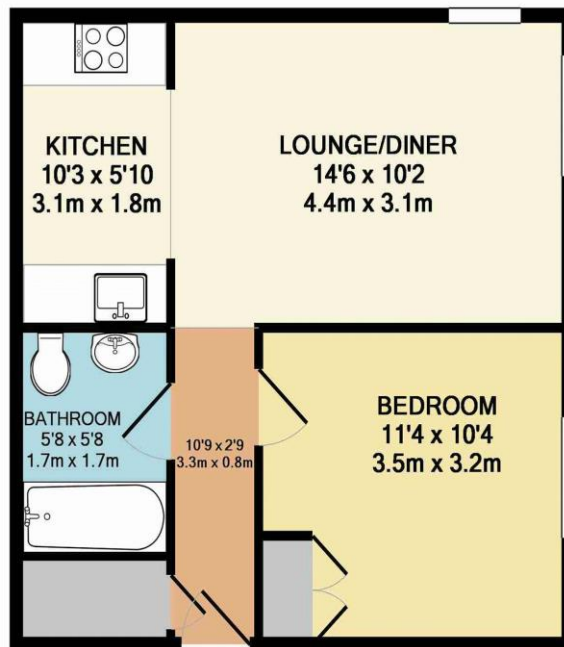
Easy access to Surbiton train station

Lysander Gardens, Surbiton, KT6 6AT

Monthly Rental Of £1,350 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



TOTAL APPROX. FLOOR AREA 414 SQ.FT. (38.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

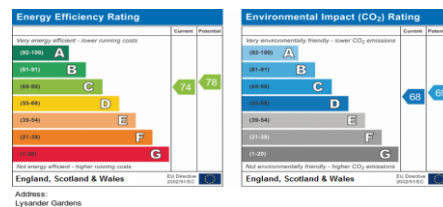
Made with Metropix ©2016

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.