

53 Beaumont Drive, Worcester Park KT4

Monthly Rental Of £1,850

2 Bedrooms | 2 Bathrooms | 1 Reception

IVY GATE™



#### Summary:

Ivy Gate are delighted to offer to the market this immaculately presented two-bedroom third floor flat in the ever-popular Hamptons development. The property comprises; hallway leading to large open plan reception/kitchen with picturesque views of the development. Due to the dual aspect windows the reception also benefits from an abundance of natural light. Just off the hallway there are a further two large double bedrooms with the master bedroom benefiting from an ensuite. There is also a further separate bathroom and plenty of built in storage space. The property benefits with allocated secure underground parking. For the commuter, the A3 is a mere 5-minute drive away providing direct links to central London and Worcester Park station is a 12 minute walk away and offers a convenient route to Waterloo in only 25 minutes. There is the added bonus of having the M25 just a 20 min drive away, which opens the door to travel throughout the UK. Set within 30 acres of landscaped grounds, The Hamptons provides a modern and secure lifestyle and a fantastic community feel, with the added benefits and unlimited use of a gymnasium, tennis courts, children's play area, a communal hall that can be reserved for parties and the Mayflower Park which includes a grass amphitheatre for performances and an area of five wetlands as a nature reserve.

**Two Bedroom Third Floor Apartment**

**Private development**

**En-suite**

**Underground Parking**

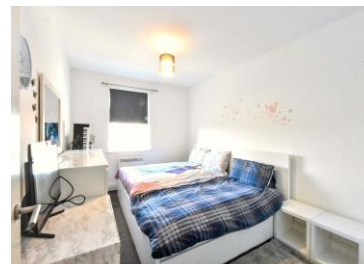
**EPC Rating C**

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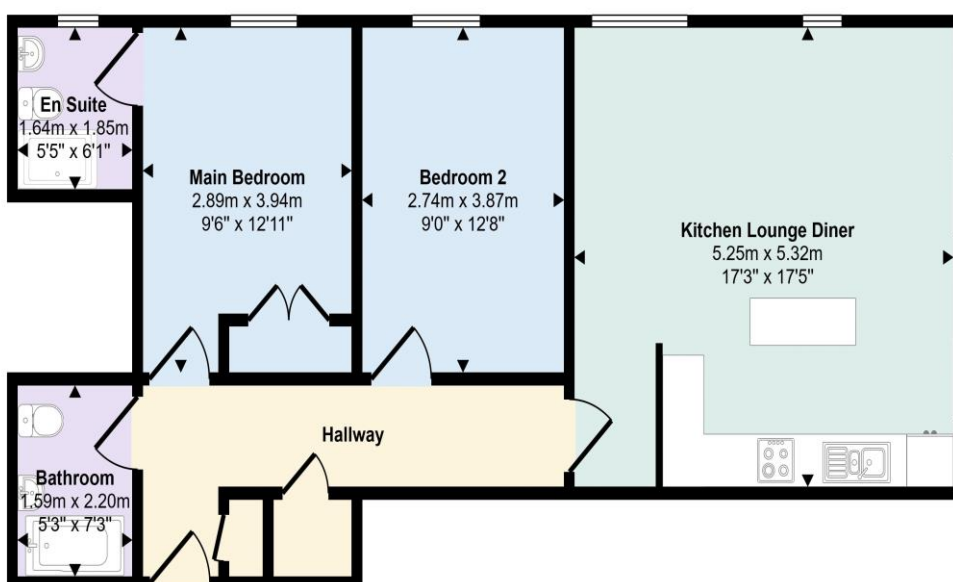
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Approx Gross Internal Area  
69 sq m / 748 sq ft



Floorplan

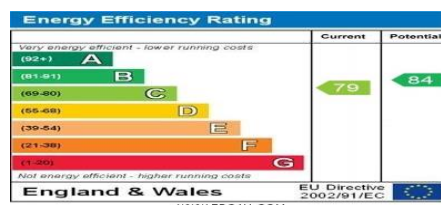
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure:

Council Tax: D

Local Authority:

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.