

Maplehurst Close, Kingston, KT1

Monthly Rental Of £1,350 Leasehold

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

A well-presented and spacious one bedroom second floor flat, located within equidistant between Surbiton and Kingston town centres. Both with an array of bars, cafes, restaurants, banks, shops and supermarkets. Surbiton mainline railway is a 7 minute walk and boasts fantastic connections into London Waterloo within 17 minutes. Property comprises; secure communal entrance, L shaped entrance hallway, spacious living area with wooden flooring, modern separate kitchen area with integrated appliances, bathroom with shower over bath and a double bedroom with built in storage. The property is neutrally decorated throughout and has electric heating. Council tax banding C.

One double bedroom

Modern fitted kitchen

New Bathroom

Built in storage

Double glazing throughout

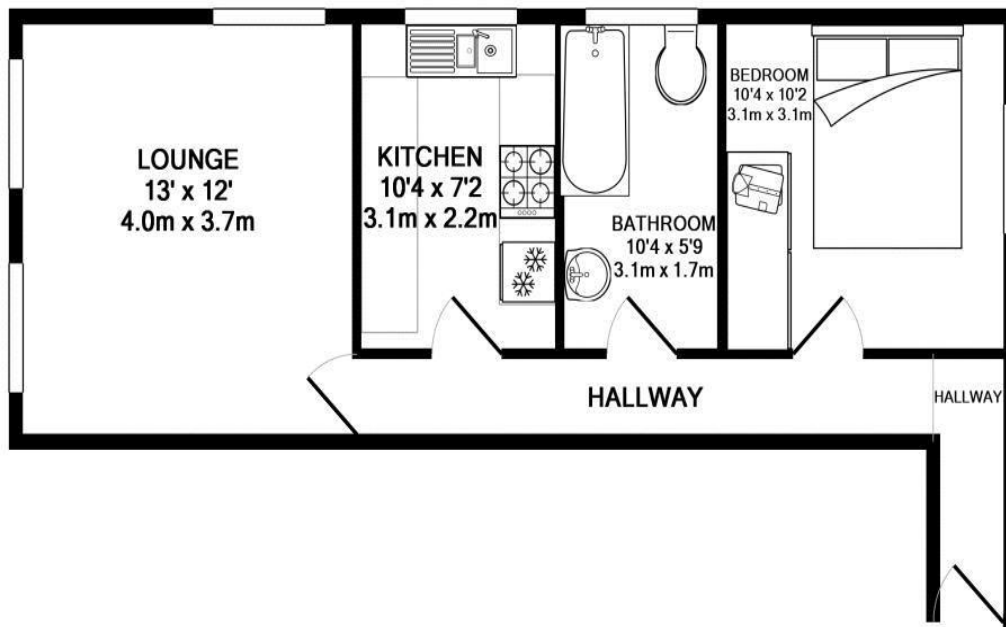
Fantastic Location

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TOTAL APPROX. FLOOR AREA 470 SQ.FT. (43.7 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

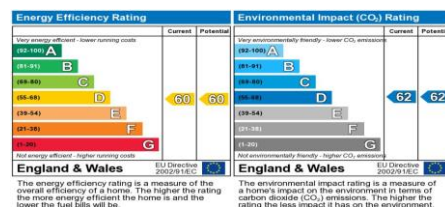
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Tenure: Leasehold

Council Tax: C

Local Authority:

EPC Rating: D



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.