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## Ewell Road, Surbiton, KT6 7AX

**TO LET**

A spacious and well located two double bedroom first floor conversion apartment with its own front door and a private garden and off street parking, located within easy reach of the transport links of the A3, Surbiton mainline station and high street, with local amenities and bus services moments away. The accommodation comprises; entrance hall, lounge/dining room with a bay window, a brand new modern fitted kitchen, spacious master bedroom with large built in wardrobes, second double bedroom and a new modern fitted shower room. The property benefits from gas central heating, double glazing, a private enclosed garden and off street parking to the front. The apartment is offered unfurnished and is available from beginning of July. Council Tax Band C

**£1,750 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: D**

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These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer; must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

