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## Guilford Avenue, Surbiton, KT5 8DQ

## TO LET

A well presented two bedroom (one double / one single) first floor conversion apartment in this quiet residential location within walking distance of both Surbiton mainline station and high street and Kingston town centre. The accommodation comprises; entrance hall, modern fully fitted kitchen with integral appliances, modern white and stone bathroom suite, open plan kitchen/living room and one double and one single bedroom. The property benefits from gas central heating, is offered furnished and is available from beginning of November. Council Tax Band D

**£1,500 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.

