



Matthew James

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Brighton Road, Surbiton, KT6 5NE

TO LET

A generous size and well presented one bedroom ground floor, purpose built apartment with a private courtyard garden. Located within walking distance of Surbiton mainline station, high street and the Thames. The many benefits include large open plan living space with ample sitting and dining areas and a modern fitted kitchen with integral appliances all opening onto the courtyard. There is a double bedroom with a built in wardrobe. A modern white and stone bathroom suite with a shower over the bath. Gas central heating and double glazing. A private enclosed south-west facing courtyard garden. (NO PARKING PERMIT IS AVAILABLE FOR ON STREET OR OFF STREET). The property is offered unfurnished and available from the end of November. Council Tax Band C

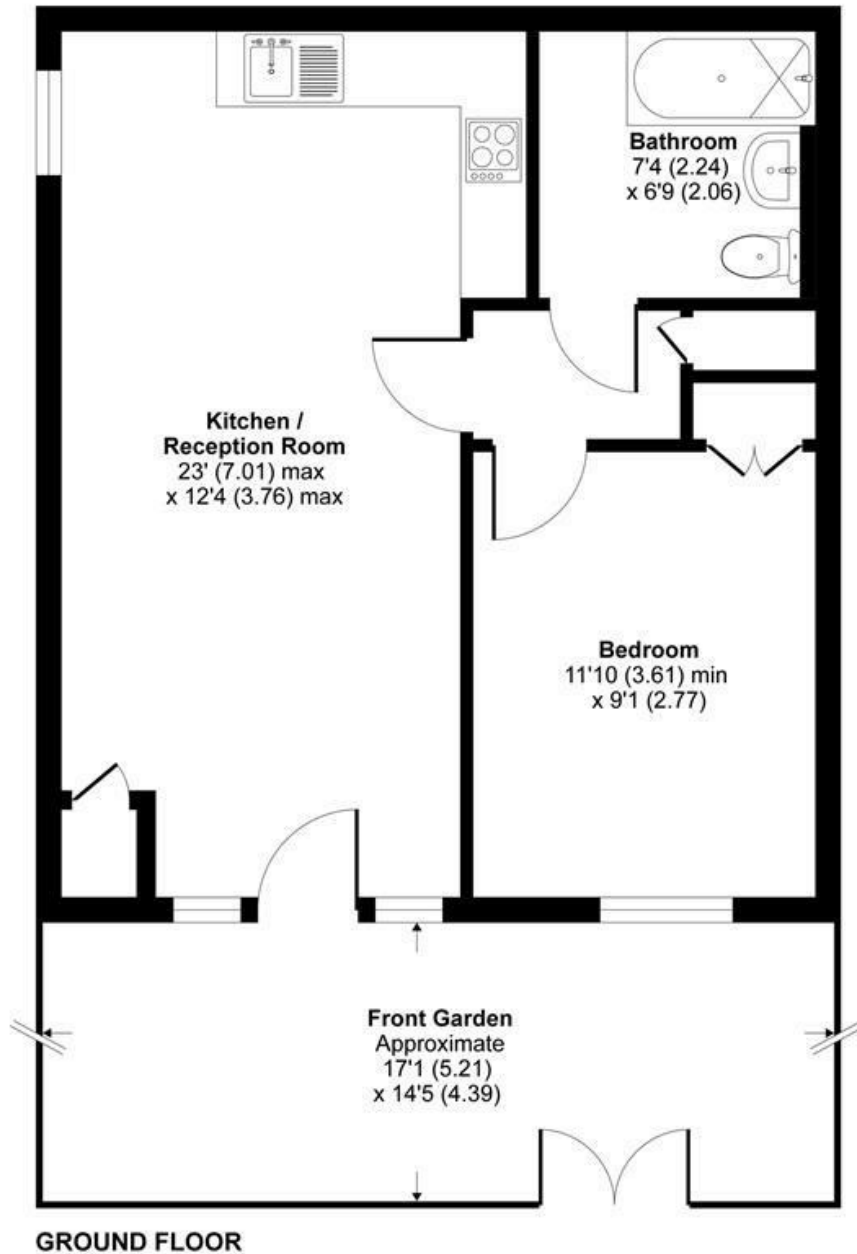
£1,400 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

Copper Gate Mews, Brighton Road, Surbiton, KT6

Approximate Area = 460 sq ft / 42.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2020. Produced for Matthew James. REF: 624105

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	79
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	83	83
England & Wales		
EU Directive 2002/91/EC		