



BELVEDERE GARDENS, WEST MOLESEY KT8
£2,000 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

**Belvedere Gardens, West Molesey
KT8**

**£2,000 Per Month
Unfurnished**

 **3 Bedrooms**
 **1 Bathroom**
 **1 Reception**

Features

- Three bedrooms, - Modern kitchen, -
Living/dining room, - Utility, - Private
garden, - Modern bathroom, - Council tax
band D

Council Tax

Council tax band not specified

Hamptons

51 High Street
Esher, KT10 9RQ
01372 466646
esherlettingsoffice@hamptons-int.com
www.hamptons.co.uk

The Property

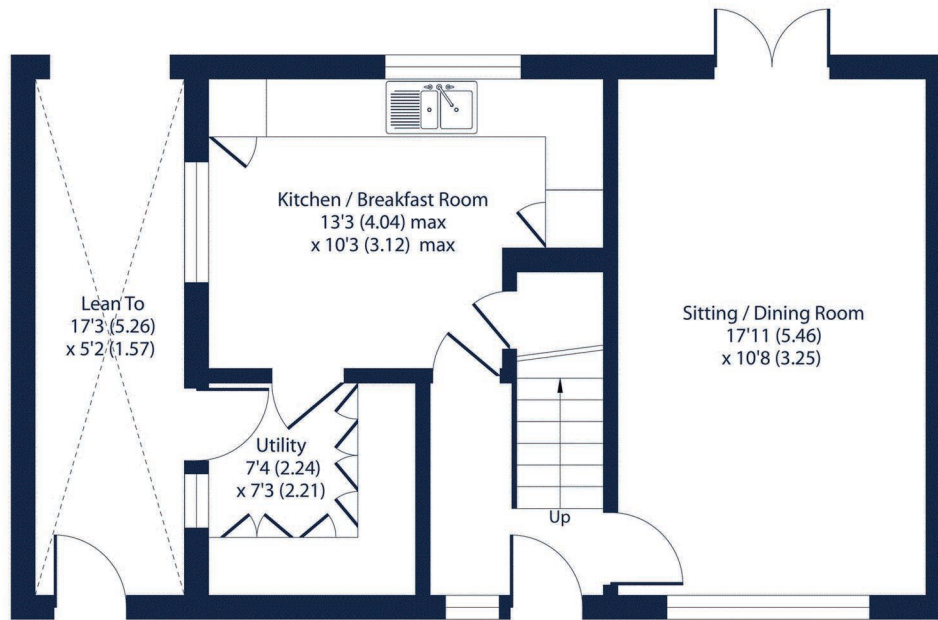
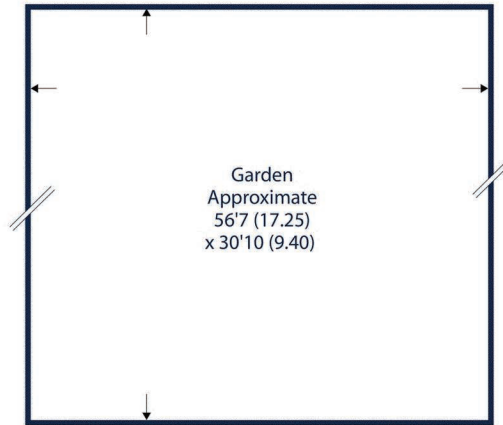
A three bedroom semi-detached house that has recently been updated. The property benefits from a modern kitchen/breakfast room with separate utility, living/dining room with doors onto the large private garden. The property also has a modern bathroom and separate WC, has been redecorated.



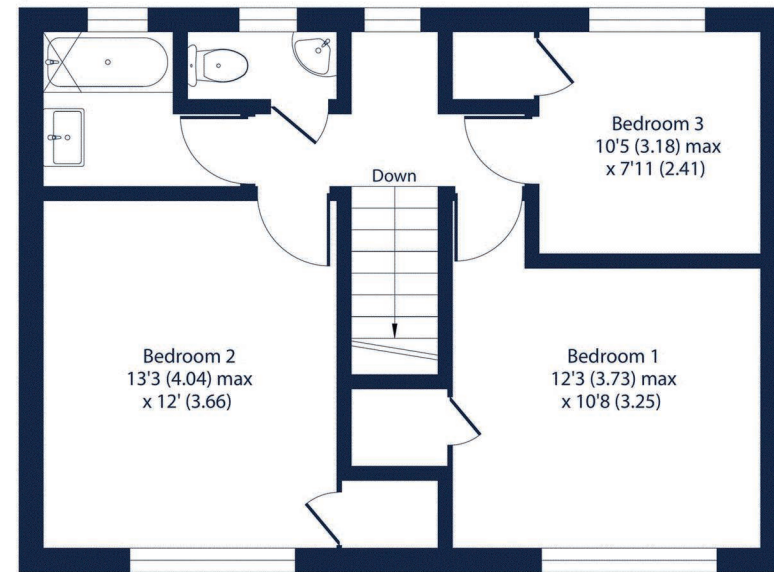
Belvedere Gardens, West Molesey, KT8

Approximate Area = 886 sq ft / 82.3 sq m (excludes lean to)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2024. Produced for Hamptons. REF: 1182085

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	52	
22-38	F		
1-21	G		
<small>For energy efficient lighting (LED)</small>			
<small>EU Directive 2002/91/EC</small>			

