

UX4707



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12 Uxbridge Road, Kingston Upon Thames, Surrey, KT1 2LL



A beautifully presented, two bedroom top floor apartment located within walking distance to Surbiton town centre and mainline station.

Available for rent **£1,550** *per calendar month*



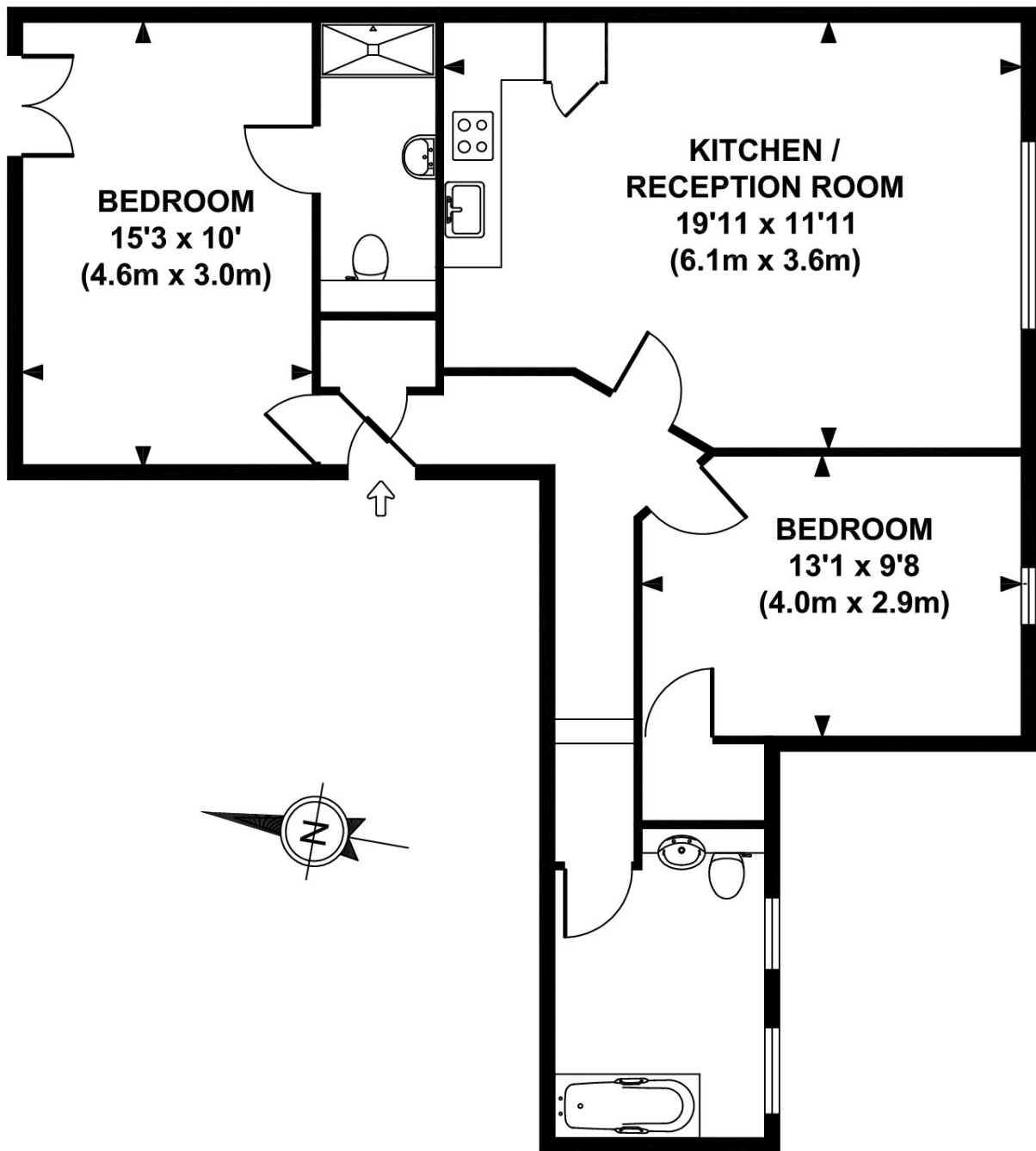
Residential Lettings – Property Management – Client Sales

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A beautifully presented, two bedroom top floor apartment located within walking distance to Surbiton town centre and mainline station. Having been finished to a very high standard the property comprises; hallway with video entry phone system, large open plan luxury kitchen/lounge with fitted appliances, good sized master bedroom with Juliet balcony and en-suite shower room with walk in shower, further double bedroom and additional family bathroom with shower over bath. The property further benefits from double glazing, one off street parking space to the rear, gas central heating throughout and use of lovely communal gardens. EPC rating B





## SECOND FLOOR

**APPROX. GROSS INTERNAL FLOOR AREA 778 SQ FT / 73 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given





To arrange a viewing on this property please call  
CHK Mountford on;

Surbiton office 020 8390 7745

Bank Buildings | 162-164 Ewell Road  
Surbiton Surrey | KT6 6HG

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All viewings are strictly by appointment with CHK Mountford. Please take note that any information contained within these particulars, or given verbally by CHK Mountford or their representatives is given without any warranty and negotiations are on a subject to contract basis until a Tenancy Agreement has been signed by both the Landlord and Tenants. Satisfactory references are always required before a Tenancy Agreement is signed. In addition to the rental and security deposit there is an administration charge to include the cost for the preparation of the Tenancy Agreement and inventory /check-in procedure.

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### Energy Performance Certificate

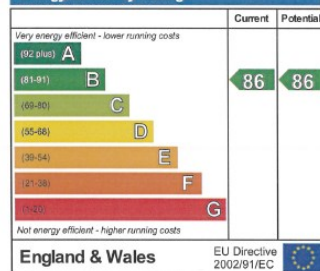


Flat 9  
12 Uxbridge Road  
KINGSTON UPON THAMES  
KT1 2LL

Dwelling type: Top-floor flat  
Date of assessment: 06 September 2011  
Date of certificate: 06 September 2011  
Reference number: 8089-6831-8960-6936-5906  
Type of assessment: SAP, new dwelling  
Total floor area: 69 m<sup>2</sup>

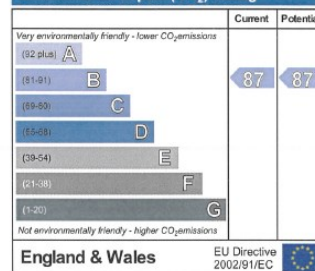
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

#### Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

#### Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	92 kWh/m <sup>2</sup> per year	89 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.1 tonnes per year	1.1 tonnes per year
Lighting	£53 per year	£41 per year
Heating	£164 per year	£166 per year
Hot water	£134 per year	£134 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)