



## Lovelace Road, Surbiton, KT6 6PQ

**TO LET**

A spacious and newly decorated one bedroom ground floor apartment with direct access to the front communal garden. Located on a highly desirable tree-lined road within a short walk of Surbiton mainline and high street. The accommodation comprises; large reception room with a door to the front communal garden and ample sitting/dining space, double bedroom with fitted wardrobes, separate kitchen with integral appliances, modern white bathroom suite with a shower over the bath. The property benefits from Gas central heating, double glazing, good storage, Entry phone system and well maintained communal areas and gardens. The property is offered furnished and available immediately. Council Tax Band C

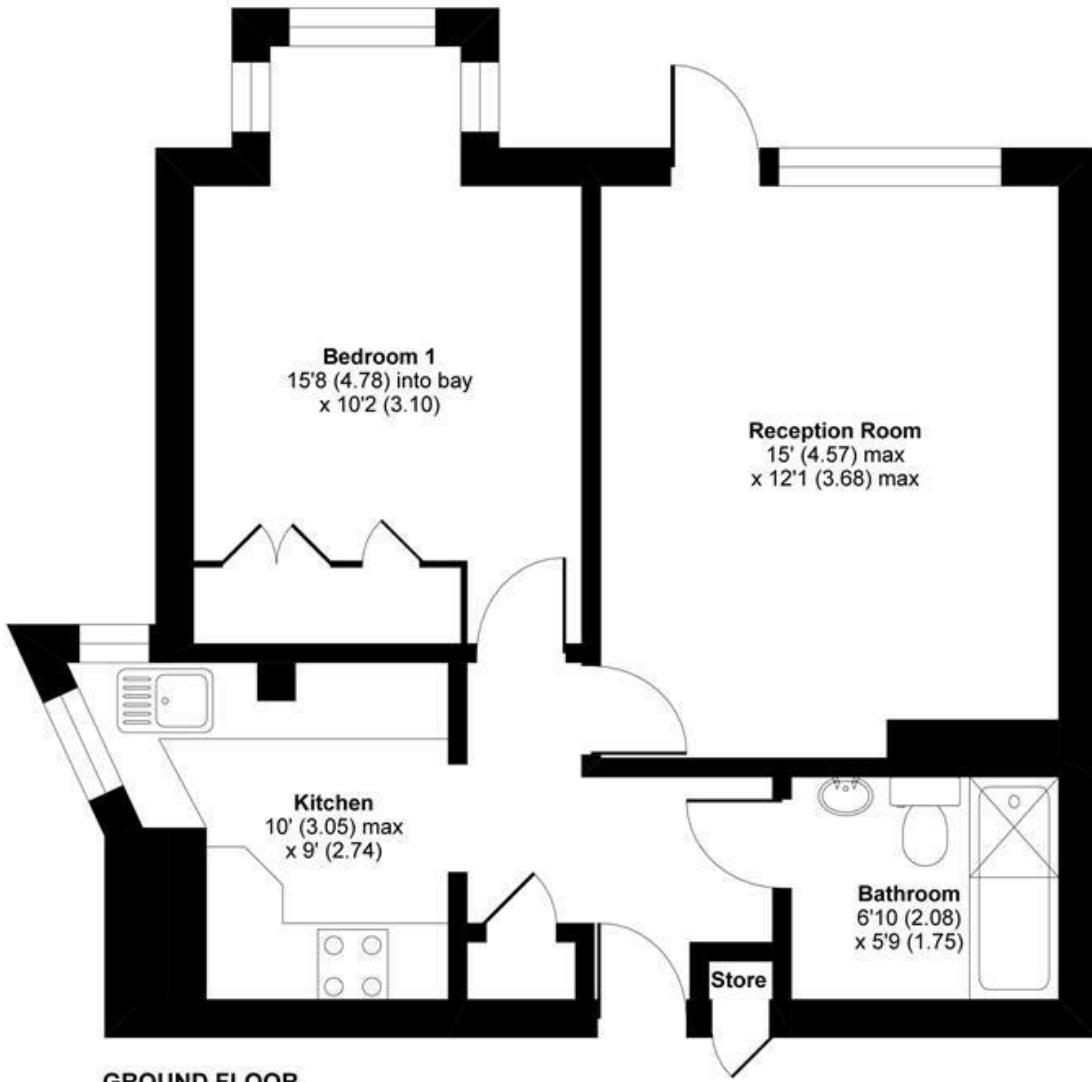
**£1,500 per calendar month (other fees may apply)**

**EPC Rating: D**

**Alexander Court, Lovelace Road, Surbiton, KT6**

Approximate Area = 507 sq ft / 47.1 sq m (excludes store)

For identification only - Not to scale



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020.  
Produced for Matthew James. REF: 667044

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 offers 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	68	75
(39-54) E		
(21-38) F		
(11-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(11-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		