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St. James Road, Surbiton, KT6 4QW

TO LET

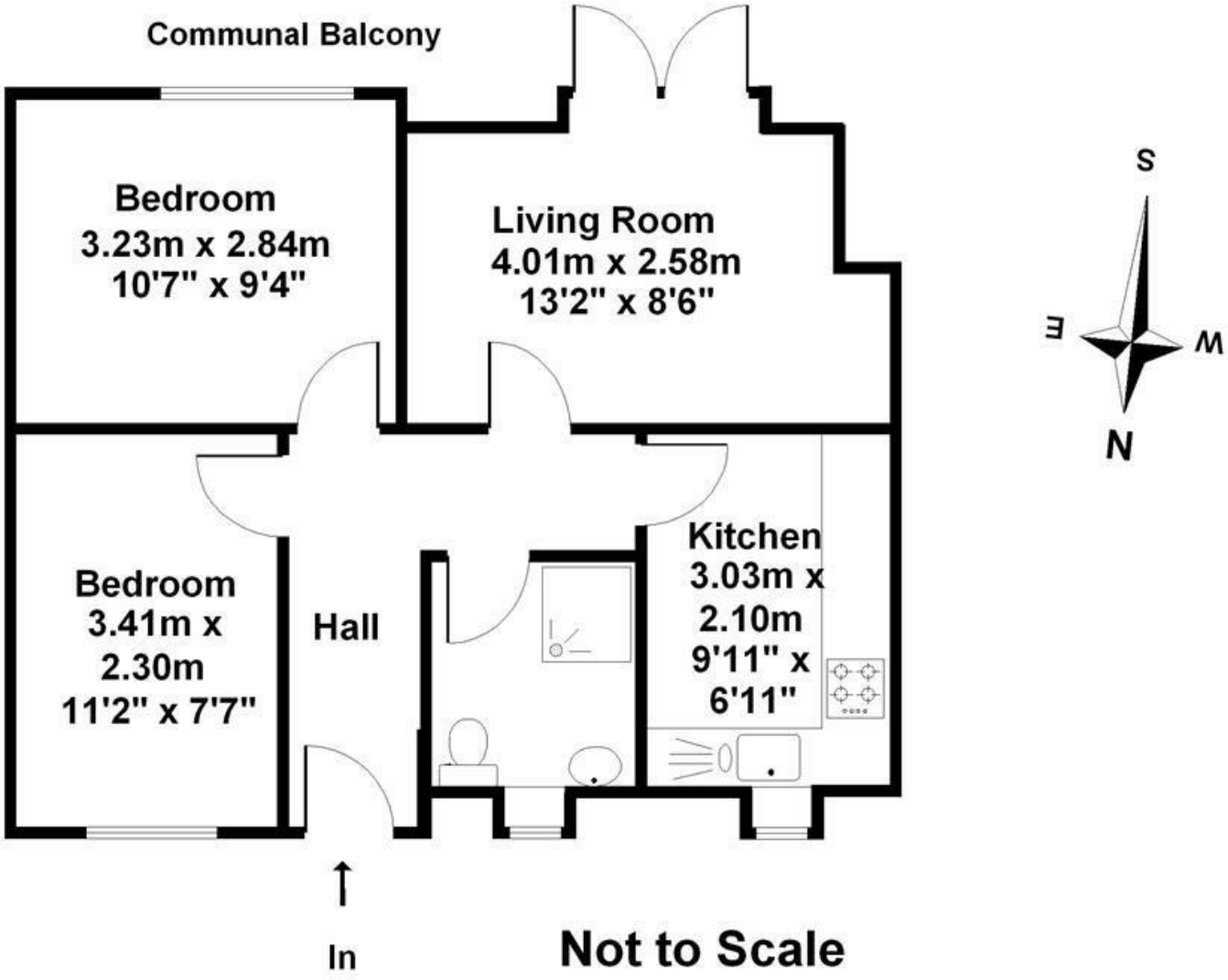
A well presented one/two bedroom apartment on the top floor (walk up) of this well located block only a couple of minutes walk from Surbiton station and offering easy access to local shops. The accommodation comprises; entrance hall, reception, kitchen, main double bedrooms, second smaller double bedroom/study and shower room. The property benefits from double glazing, slate flooring with under floor heating and French doors opening onto small balcony area. The property is offered unfurnished and is available from mid January. Council Tax Band C

£1,650 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: D

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Third Floor



Approximate Gross Internal Floor Area: 47m sq (505sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be be given for errors and omissions.

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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.

