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Adelaide Road, Surbiton, KT6 4TA

TO LET

A well presented one bedroom apartment on the first floor of this period property located only a short walk from Surbiton station. The accommodation, which has been finished to a high standard, comprises; entrance hall, reception, modern fitted kitchen/dining room, double bedroom with fitted wardrobe and bathroom. The property benefits from gas central heating, entryphone system and use of communal shed, is offered furnished and is available immediately. Council Tax Band C

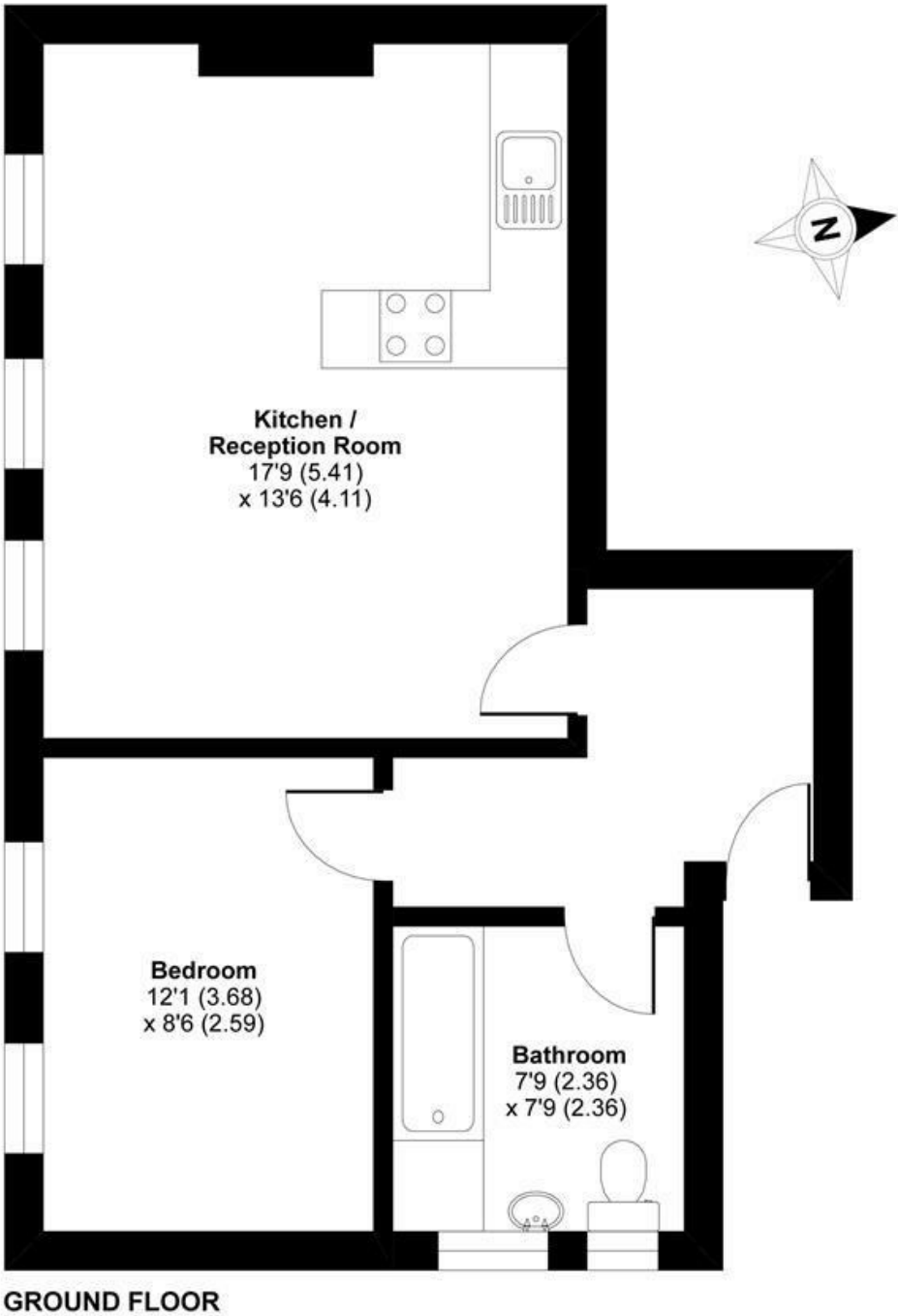
£1,500 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

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Approximate Area = 487 sq ft / 45.2 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). © nichecom 2020. Produced for Matthew James. REF: 642584

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		
England & Wales	69	80
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		
England & Wales	71	85
EU Directive 2002/91/EC		