



**Summary:**

Ivy Gate are proud to present to market this recently refurbished ground floor studio flat offering a bright living space with its own private patio courtyard and entrance. boasting a modern kitchen and bathroom, the property is situated withing easy reach to a number of local amenities while Kingston and Surbiton are easily accessible for a much wider variety. the property further benefits from double glazing throughout, wooden laminate flooring and on street parking.

**Contemporary ground floor studio flat**

**Private patio courtyard**

**Private entrance**

**Modern Kitchen and Bathroom**

**Unfurnished**

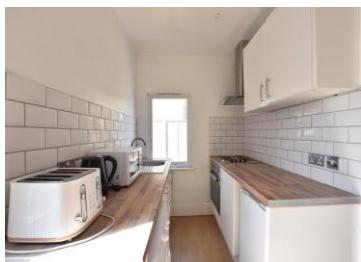
**Available From 16th March**

# Berrylands Road, Surbiton

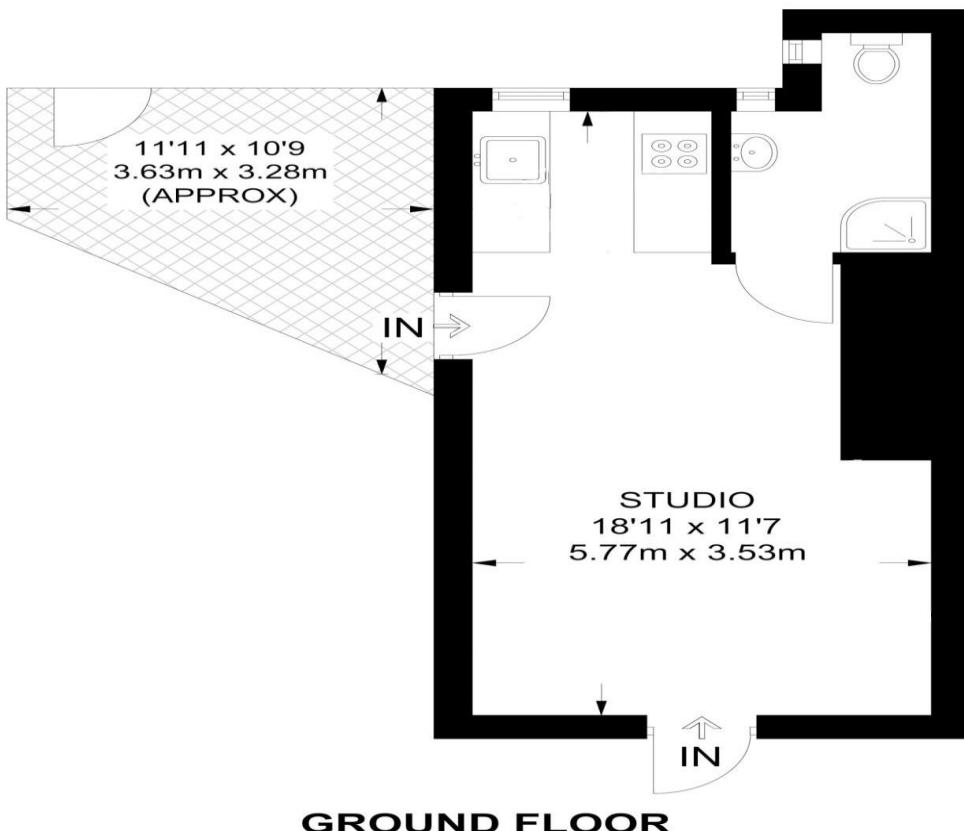
## Monthly Rental Of £1,150

0 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



APPROXIMATE FLOOR AREA = 306 SQ FT / 28.4 SQ M

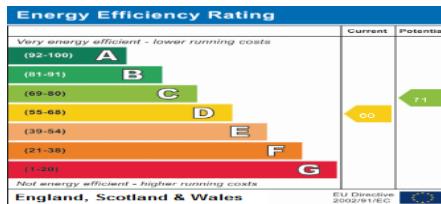


**GROUND FLOOR**

Tenure:

Council Tax: B

Local Authority: Royal Borough of Kingston upon Thames



### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in the offer process.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.