

# 2 Parklands, Surbiton

## Monthly Rental Of £1,750

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

This bright and spacious property offers approximately 613 sq ft of well balanced accommodation. The generous living room provides excellent entertaining space, while the separate modern kitchen is fitted with a range of contemporary units and integrated appliances including a gas hob, oven and dishwasher. The main bedroom is a particularly good size with ample space for wardrobes and additional furniture, complemented by a second bedroom ideal as a child's room, guest bedroom or home office. The modern bathroom is finished to a good standard and benefits from a shower over the bath. Further features include gas central heating, double glazed windows and off-street parking.

**Two Bedroom First Floor Apartment**

**Excellent Condition Throughout**

**Short Walk to Surbiton Train Station**

**Modern Kitchen and Bathroom**

**Off-Street Parking**

**EPC Rating C**

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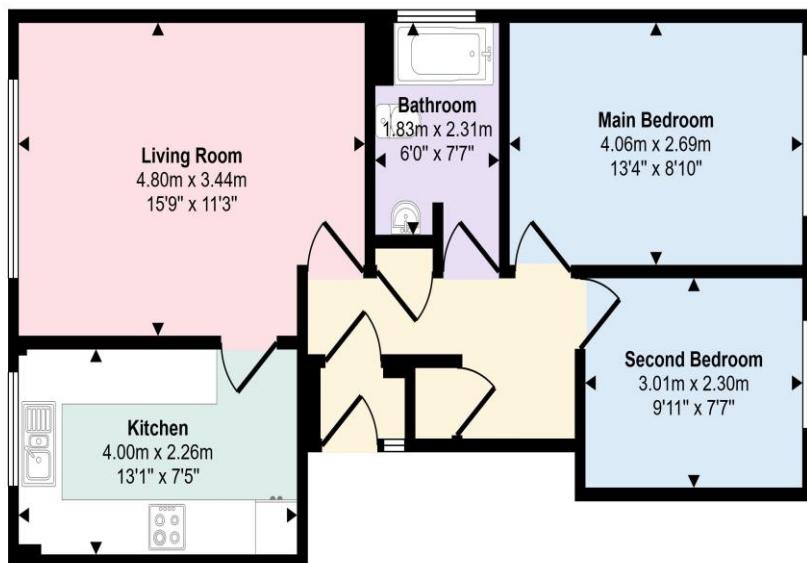
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Approx Gross Internal Area  
57 sq m / 613 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Tenure:

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	79
(81-91)	B	81
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.EPC4U.COM		

### 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.