Matthew James

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## 72 Hook Road, Surbiton, KT6 5BW

## TO LET

A well located three bedroom apartment on the top floor of this period development only a few minutes from the transport links of the A3 and only a short distance from the heart of Surbiton. The accommodation comprises; entrance hall, reception, modern fitted kitchen/breakfast room, two double bedrooms, single bedroom and bathroom. The property benefits from entryphone system, allocated parking space and well maintained communal gardens, is offered unfurnished and is available from the end of October. Council Tax Band D

**£1,750 Per Calendar Month per calendar month (other fees may apply)**

**EPC Rating: D**

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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.




