

Surbiton Road, Kingston, KT1

Monthly Rental Of £2,750 Freehold

5 Bedrooms | 3 Bathrooms | 1 Reception

**IVY GATE™**



**Summary:**

Student Property for a formed group of 5 only. A well presented and spacious 5 bedroom house, located within 1 min walk to Penrhyn Road campus. The property comprises spacious front driveway with parking for 3 vehicles, spacious double bedroom to ground floor, large lounge with access to rear garden, downstairs cloakroom, modern fitted extended kitchen with appliances including washing machine, fridge freezer, cooker and breakfast bar area, to first floor there are an additional 3 double and 1 single bedrooms, modern white three piece bathroom with mixer shower. The property benefits from a spacious garden with patio area and side access. Neutrally carpeted and decorated throughout. Gas central heating and double glazing. Offered part furnished.

**Five bedrooms**

**Two bathrooms**

**Neutrally decorated**

**Off street parking**

**Close to Penrhyn Road campus**

**Garden**

# Surbiton Road, Kingston, KT1

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5 Bedrooms | 3 Bathrooms | 1 Reception



Tenure: Freehold

Council Tax: E

Local Authority: Kingston upon Thames

EPC Rating: D

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Band	Current	Potential	Band	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

Energy Efficiency Rating: Current D (48), Potential G (61)  
Environmental Impact (CO<sub>2</sub>) Rating: Current E (41), Potential G (51)

### 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.