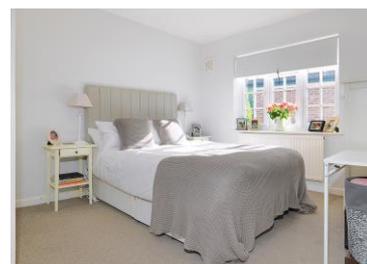


Portsmouth Road, Thames Ditton

Monthly Rental Of £1,275

2 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Situated in the picturesque village of Thames Ditton is this stunning two double bedroom flat in the sought after development of Rythe Court. Within this exclusive development is a warm and welcoming flat, comprising; long entrance hallway leading to the large reception room with feature fireplace and built in storage. A newly fitted kitchen which has been well planned out and offers access down a cast iron spiral staircase to the communal gardens. There is also the master bedroom with built in storage, a modern family bathroom and a further double bedroom. Rythe Court is a purpose built development two minutes from Giggs Green and within easy reach of the shops, cafes and amenities of Thames Ditton village. The development derives its name from the River Rythe which runs nearby. It is also conveniently located within close proximity to the River Thames, Surbiton and Kingston town centres. Surbiton and Thames Ditton mainline railway stations are approx. 10 - 20 minutes walking or 10 via public transport and provide fast services direct to London Waterloo. For the motorist, the A3 is also within easy reach. Tenant administration fee of £200 plus VAT and tenant reference fee of £50

Two double bedrooms

Lovely communal gardens

Good decorative order

Unfurnished

Modern kitchen and bathroom

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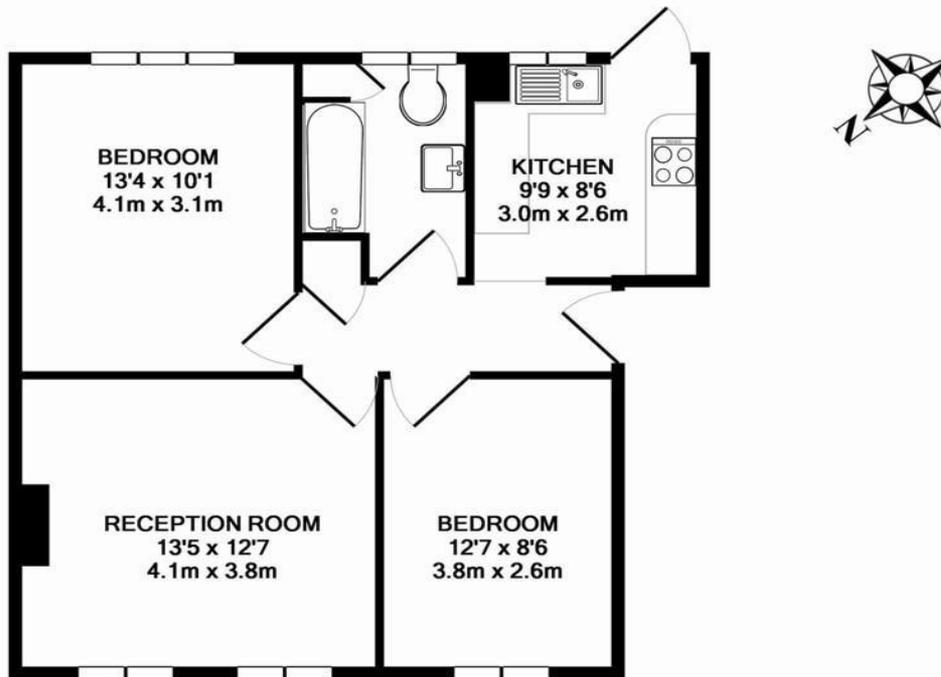
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TOTAL APPROX. FLOOR AREA 560 SQ.FT. (52.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs A (92-100) | | Very environmentally friendly - lower CO ₂ emissions A (92-100) | |
| B (81-91) | | B (81-91) | |
| C (69-80) | 72 | C (69-80) | 75 |
| D (55-68) | 74 | D (55-68) | 77 |
| E (39-54) | | E (39-54) | |
| F (21-38) | | F (21-38) | |
| G (1-20) | | G (1-20) | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |

England & Wales EU Directive 2002/91/EC

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Tenure:

Council Tax: C

Local Authority: Elmbridge Borough Council

EPC Rating: C

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.