

# Beaufort Road, Kingston Upon Thames

## Monthly Rental Of £1,050

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are proud to offer on market this beautifully presented one bedroom first floor apartment on a highly regarded residential road, with easy access to Surbiton and Kingston train stations. Property comprises; larger than average, bright and airy living room with big sash windows, double bedroom with plenty of built in wardrobe space, fully fitted kitchen with all appliances, a three piece bathroom and off road parking. The property is located within walking distance of Surbiton mainline railway station, which boasts fantastic connections into London Waterloo within 17 mins and Kingston town centre, with its array of friendly bars, cafes, restaurants, banks, and supermarkets. Available as soon as possible. Tenant administration fee of £100 plus VAT and a tenant reference fee of £50 plus VAT per person.

**Fantastic location**

**One Bedroom Apartment**

**Unfurnished**

**Available Now**

**Parking**

**Spacious living area**

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Tenure:

Council Tax: C

Local Authority:

EPC Rating:

#### 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.