

# Clifton Road, Kingston, KT2

## Monthly Rental Of £1,250 Leasehold

2 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



### Summary:

Ivy Gate are proud to present to the market this spacious two double bedroom top floor flat in Kingston. The property comprises; entrance hallway leading to neutrally decorated lounge with large window allowing natural daylight to flood the room, kitchen with integrated appliances and hatch to reception room, two spacious double bedrooms both with fitted wardrobes and fresh three-piece bathroom with shower over bath. Tenant administration fee of £200 plus VAT and a tenant reference fee of £50 plus VAT per person.

**Two double bedrooms**

**Central Kingston location**

**Modern kitchen and bathroom**

**Garage**

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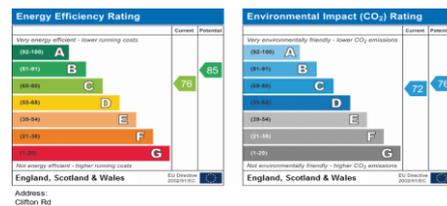
# IVY GATE™



Tenure: Leasehold

Council Tax: C

Local Authority: Royal Borough of Kingston upon Thames



### 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.