

# 16 Claremont Avenue, New Malden

Monthly Rental Of £850 Freehold

1 Bedrooms | 1 Bathrooms | 1 Reception

**IVY GATE™**



## Summary:

Ivy Gate are pleased to offer to market this beautifully presented one bedroom first floor apartment on a highly regarded residential road, with easy access to both Motspur Park train stations and the A3. Property comprises; larger than average, bright and airy living room with large bay windows, double bedroom with built in wardrobe space, fully fitted open plan kitchen with appliances and a three-piece shower room. Offered Furnished, The property is located within walking distance of Motspur Park mainline railway station and Raynes Park station, with its array of friendly bars, cafes, restaurants, banks, and supermarkets. The property is available as soon as possible and tenant administration fee of £100 plus VAT and a tenant reference fee of £50 plus VAT per person does apply.

**One Bedroom Apartment**

**Double Bedroom**

**Fantastic Location**

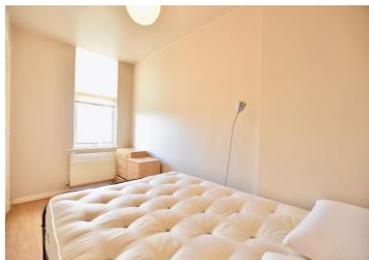
**Furnished**

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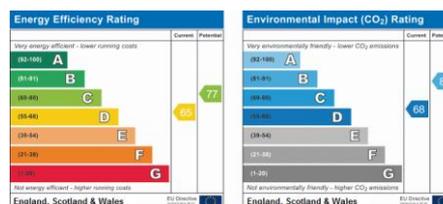


Tenure: Freehold

Council Tax: C

Local Authority:

EPC Rating: D



#### 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.