



Adelaide Road, Surbiton, KT6 4TE

TO LET

A spacious and newly decorated two double bedroom first floor purpose built apartment with a parking space and storage shed, located within the heart of Surbiton only a few minutes walk from the mainline station and high street. The accommodation comprises; entrance hall with excellent storage, a large lounge dining room, modern fitted kitchen with integral appliances, two good size double bedrooms with built in wardrobes, brand new modern white bathroom suite. The property benefits from gas central heating and double glazing. There is a parking space at the rear of the property and storage shed. The property is offered unfurnished and is available from mid March.

£1,450 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

Adelaide Road, Surbiton, KT6 4TE

These sales particulars have been prepared as a general guide only. We have not carried out a detailed survey, tested the services, appliances or specific fittings. Your solicitor must confirm lease or freehold details. Carpets, curtains, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not included in the sale of this property. If there are any important matter which are likely to affect your decision to buy, please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offer(s) must be checked by our Financial Services Department. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in metres to the nearest tenth of a meter on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	