



MatthewJames

St James House | St James Road | Surbiton | Surrey KT6 4QH

T: +44 (0) 20 8390 2266

E: enquiries@matthewjamesestateagents.co.uk

www.matthewjamesestateagents.co.uk



Avenue Elmers, Surbiton, KT6 4SQ

TO LET

A modern spacious two double bedroom ground floor purpose built apartment set within a smart recent development located within a short walk of Surbiton mainline station and high street. The accommodation, which has been recently refurbished comprises; large lounge/dining room with walk in bay window, open plan contemporary kitchen with integral appliances, good size master bedroom with built in wardrobes, second double bedroom, modern white bathroom suite. The property benefits from double glazing, gas central heating, an allocated parking space and a well maintained communal garden with decking and lawned area. The property is offered unfurnished and is available from mid September.

£1,325 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: C

Avenue Elmers, Surbiton, KT6 4SQ

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.; 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.

