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Portsmouth Road, Surbiton, KT6 4HR

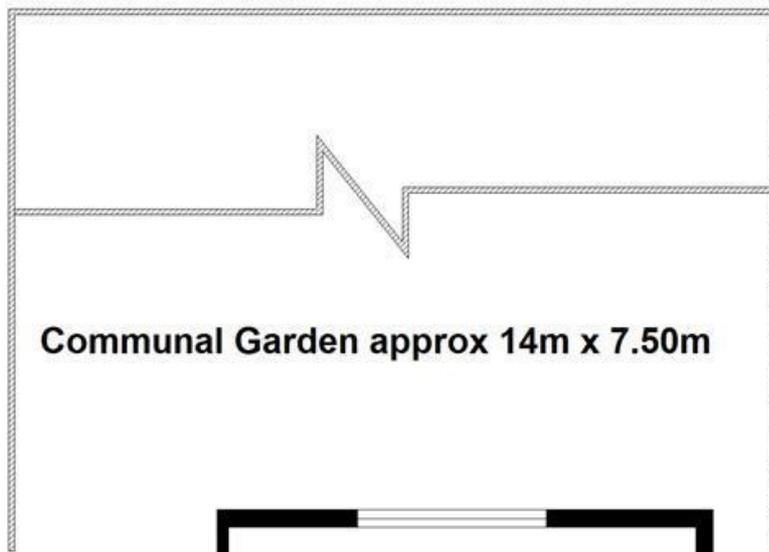
TO LET

****SINGLE OCCUPIER ONLY**** A well presented modern lower ground floor studio apartment, located within a short walk of Surbiton mainline station, the high street and the River Thames. The many benefits include a good size studio room overlooking the communal garden with drop down double bed, modern white contemporary kitchen with integral appliances, white bathroom suite, wooden floors, electric heating and large storage cupboard in hallway housing washing machine. The property benefits from well maintained communal hallways and a secluded communal garden and patio to the rear with bike storage. The apartment is offered furnished and available from mid April. Council Tax Band B

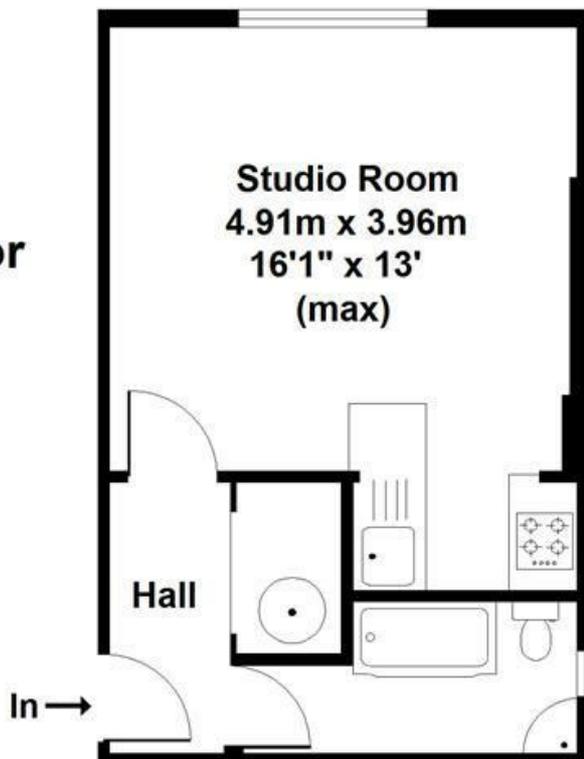
£1,025 Per Calendar Month per calendar month (other fees may apply)

EPC Rating: E

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Lower Ground Floor



Not to Scale

Approximate Gross Internal Floor Area:
27m sq (290sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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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.

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	