

# mercer taylor

Established 1921

Residential & Commercial • Estate Agents & Valuers • Lettings & Management



**Belmont Road, SM6 8TE**

**£900 Per Calendar Month**

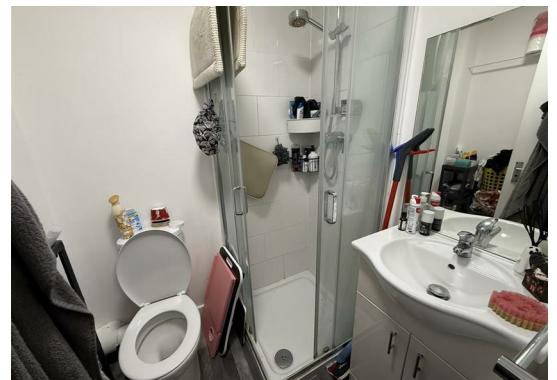




- Self Contained Studio
- Excellent Location
- Water Included
- Town Centre Location
- Washing machine
- Own front door
- Gas central heating included
- Ground floor
- Well presented
- Shower Room

Mercer Taylor are proud to bring to market this lovely ground floor studio flat with its own front door in central Wallington.. Comprising a good-sized double bedroom, modern fitted kitchen with appliances and a white bathroom suite with shower cubicle. Other benefits include gas central heating, double glazed windows. Wallington Railway Station and the High Street are only a few minutes walk away, as well as other local restaurants and amenities. This property comes furnished. Gas central heating and water is also included within the price. Perfect for single occupancy, call now to avoid disappointment.

Council Tax Band: A



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(49-54) E			(39-54) E		
(31-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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