

TO LET



**A GOOD SIZED STUDIO FLAT
EASY ACCESS TO THE M25
CLOSE TO TOWN CENTRE AND STATION
GAS CENTRAL HEATING**

**Bedroom/Living Room • Bathroom • Kitchen
Utility Room • Good Decorative Order
Parking Space**

The property comprises bed-sitting room, separate kitchen with a range of floor and wall units, fridge, built-in oven, hob and extractor hood. Utility room with washing machine, gas central heating. Parking.



**HUGGINS
EDWARDS
& SHARP**

**TEAZLEWOOD PARK, LEATHERHEAD, KT22 7JR
£720 PCM**



{Floorplan1}

GROUND FLOOR

COMMUNAL ENTRANCE HALL

FIRST FLOOR

Stairs to First Floor leading to: -

BEDROOM/SITTING ROOM

KITCHEN

with a range of floor and wall units, fridge, built-in oven, hob and extractor hood.

UTILITY ROOM

with washing machine.

BATHROOM

with suite of shower, wash hand basin and WC.

OUTSIDE

PARKING

COMMUNAL GARDEN

Further information on Deposit and Administration Fees available at www.hugginsedwards.co.uk/rental_information

VIEWING STRICTLY BY APPOINTMENT ONLY THROUGH THE AGENTS HUGGINS EDWARDS & SHARP

BOOKHAM LETTINGS OFFICE
11-15 HIGH STREET, BOOKHAM, KT23 4AA

01372 455244

lettings@hes-bookham.co.uk

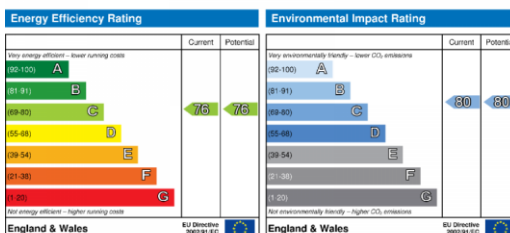
First Floor Flat
Approx. 309.7 sq. feet



Total area: approx. 309.7 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Energy Performance Certificate



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



HUGGINS EDWARDS & SHARP IS A TRADING NAME OF HES RESIDENTIAL LTD, A COMPANY REGISTERED IN ENGLAND & WALES. REGISTERED NUMBER 07165611. REGISTERED OFFICE: 11-15 HIGH STREET, BOOKHAM, KT23 4AA. REGULATED BY RICS. HES RESIDENTIAL LTD FOR THEMSELVES AND FOR VENDORS OR LESSORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT THE PARTICULARS CONTAINED HERE ARE SET OUT AS GENERAL OUTLINE ONLY FOR THE GUIDANCE OF INTENDED PURCHASERS OR LESSEES, AND DO NOT FORM PART OF ANY OFFER OR CONTRACT. ALL DESCRIPTIONS, DIMENSIONS, REFERENCE TO CONDITION AND NECESSARY PERMISSIONS FOR USE AND OCCUPATION, AND OTHER DETAILS ARE GIVEN WITHOUT RESPONSIBILITY AND ANY INTENDING PURCHASERS OR LESSEES SHOULD NOT RELY ON THEM AS STATEMENTS OR REPRESENTATIONS OF FACT BUT MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE AS TO THE CORRECTNESS OF EACH OF THEM.

www.hugginsedwards.co.uk

