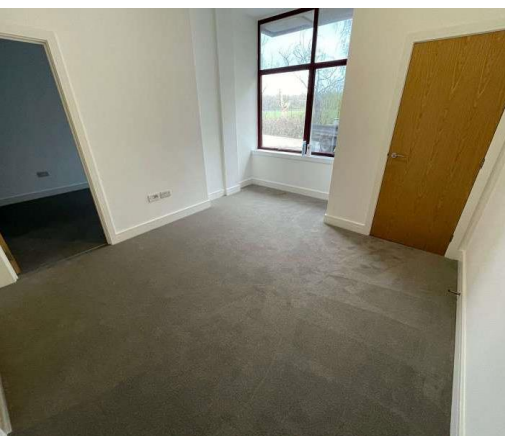


TO LET



HOLDING DEPOSIT - £250.00

5 WEEK DEPOSIT - £1265.00

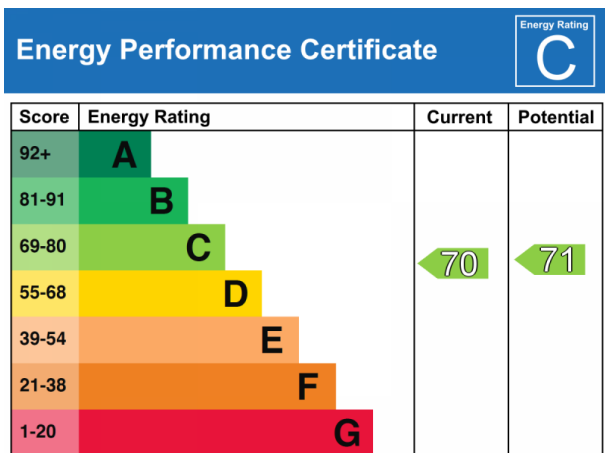
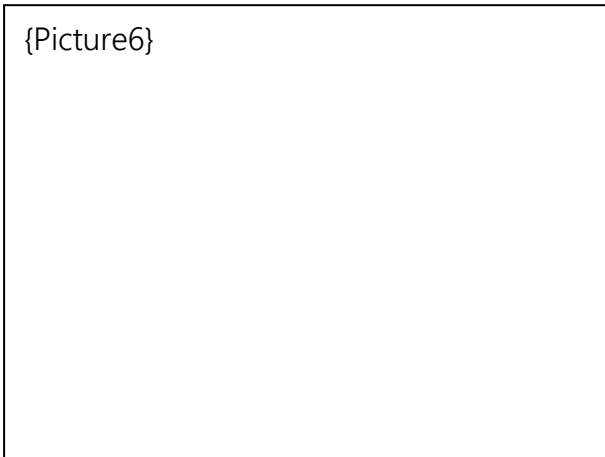
EPC - C • COUNCIL TAX BAND - C

Fully Fitted With Integrated Appliances

Spacious En-suite Bathroom With Thermostatic Shower

Open Plan Living/kitchen

This ground floor flat offers modern open plan accommodation with appealing décor. The interior comprises a Living/Kitchen area, the kitchen being with all appliances. A good size double bedroom with an en-suite bathroom off. Both the lounge and the bedroom have large windows overlooking an open field.



GROUND FLOOR

COMMUNAL ENTRANCE HALL

Security Entry System

OPEN PLAN LIVING/KITCHEN AREA

LOUNGE AREA 14'6" x 10'8" (4.42m x 3.25m)

Own front door from communal entrance hall. Large window overlooking open green field.

Radiator and full height cupboard housing Worcester gas fired boiler for hot water and central heating.

KITCHEN 10'6" x 9'1" (3.20m x 2.77m)

Well fitted with a range of matt pale grey finish floor and wall units and granite effect worktops. Inset stainless steel sink unit and four ring Logic hob. Electric stainless steel built under oven and chimney extractor hood over. Integrated Washing Machine, Dishwasher and Fridge/Freezer.

DOUBLE BEDROOM 14'7" x 9'3" (4.45m x 2.82m)

Large window with pleasant outlook overlooking trees and field. Grey fitted carpet, Halogen lighting. Door to en-suite bathroom.

EN-SUITE BATHROOM 10'10" x 6'2" (3.30m x 1.88m)

A spacious bathroom fitted with white modern sanitary ware comprising panel enclosed bath with shower screen and mixer tap incorporating thermostatically controlled shower. W.C. Vanity unit with inset square wash hand basin, mirror over and cupboard under. Feature dark grey tiles. Wood effect flooring. Chrome ladder radiator and halogen lighting.

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**

LEATHERHEAD LETTINGS OFFICE
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