



Flat 4 Summer Crossing Summer Road Surrey, KT7 0QF

A LUXURY GROUND FLOOR APARTMENT SET IN A DEVELOPMENT WITH ITS OWN PRIVATE ROAD AND ALLOCATED PARKING BAYS. THE APARTMENT OFFERS TWO BEDROOMS WITH FITTED WARDROBES, KITCHEN/BREAKFAST ROOM, EN-SUITE BATHROOM, FAMILY B ATHROOM AND LIVING ROOM. SITUATED CLOSE TO THE RIVER THAMES AND BR STATION THE PROPERTY ALSO BENEFITS FROM ALLOCATED PARKING. OFFERED TO LET PART FURNISHED.



***TWO BEDROOMS**

***CLOSE TO RIVER & BR STATION**

***EN-SUITE & FAMILY BATHROOMS**

***LUXURY GROUND FLOOR APARTMENT**

***AVAILABLE MID OCTOBER**

***ALLOCATED PARKING**

Monthly Rental Of £1,350

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COMMUNAL ENTRANCE LOBBY:

Front door to:-

ENTRANCE HALL:

Coved ceiling with inset ceiling spotlights. Entryphone system and telephone point. Airing cupboard and single radiator. Doors to:-

LIVING ROOM: 15' 4" x 15' 8" (4.67m x 4.78m)

Coved ceiling with inset ceiling spotlighting. Dual aspect double glazed windows. T.V point and telephone point. Double radiator and wall mounted thermostat.

KITCHEN: 14' 4" x 10' 3" (4.37m x 3.12m)

Dual aspect double glazed windows and double radiator. Roll top worksurfaces with 1 1/2 bowl stainless steel sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Fitted washing machine, dishwasher and fridge freezer. Small breakfast bar.

BEDROOM ONE: 14' 4" x 9' 8" (4.37m x 2.95m)

Coved ceiling with inset spotlighting. Rear aspect double glazed windows and double radiator. Fitted wardrobes. T.V. and telephone points. Door to:-

ENSUITE SHOWER ROOM:

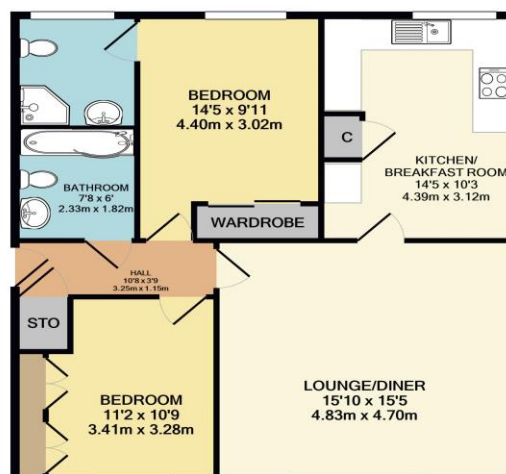
Inset ceiling spotlighting and rear aspect double glazed frosted window. Suite comprising of low level w.c, pedestal wash hand basin and shower cubicle with fitted shower. Heated towel rail and tiled flooring.

BEDROOM TWO: 14' 6" x 10' 0" (4.42m x 3.05m)

Front aspect double glazed window and double radiator. Built in wardrobes.

BATHROOM:

Inset ceiling spotlights. Suite comprising of low level w.c, wash hand basin with mixer taps and cupboard under and panel enclosed bath with mixer taps and shower attachment. Fully tiled walls and flooring.



TOTAL APPROX. FLOOR AREA 795 SQ.FT. (73.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

