Kingshott House, Epsom KT17 1FA

£1,150 pcm

PROPERTY SUMMARY

Available Late November. Well presented one bedroom flat, heating, double glazing, close to Epsom town centre, allocated parking. Council Tax Band C

POINTS OF INTEREST

- *One Bedroom Flat*
- *Open Plan Kitchen/lounge*
- *Parking*
- *Double Glazing & Heating*
- *Close to Epsom Centre*
- *Available Late November*

Summary Information

Summary

1 Bedroom | Kitchen with Fitted Oven & Hob/Washing Machine/Fridge-Freezer | Double Glazed | Heating

Furnishing: Unfurnished
Parking Arrangements: Off Street Parking for 1 Car
Council Tax Band: C
Available: Late November
Initial tenancy length: 12 months
Sorry no Housing Benefit Recipients or Pets

Initial tenancy length: 12 Months
Sorry no Pets
The prospective tenant will need to qualify, after full references, as acceptable for Rent Guarantee Indemnity Insurance purposes.

Deposits
Holding Deposit equal to 1 week's rent
Damage deposit equal to 5 week's rent, Zero deposit may also be available.

Jackson Noon Estate Agents Ltd are Members of The Property Ombudsman and CMP (Client Money Protect).

Communal Entrance Door and Entryphone System to

Communal Entrance Hall
Lift and stairs to 2nd Floor

Open Plan Kitchen/Living Area
Double glazed windows, heater

Kitchen Area
Single drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, integrated fridge, washer/dryer, fitted electric oven & hob, extractor
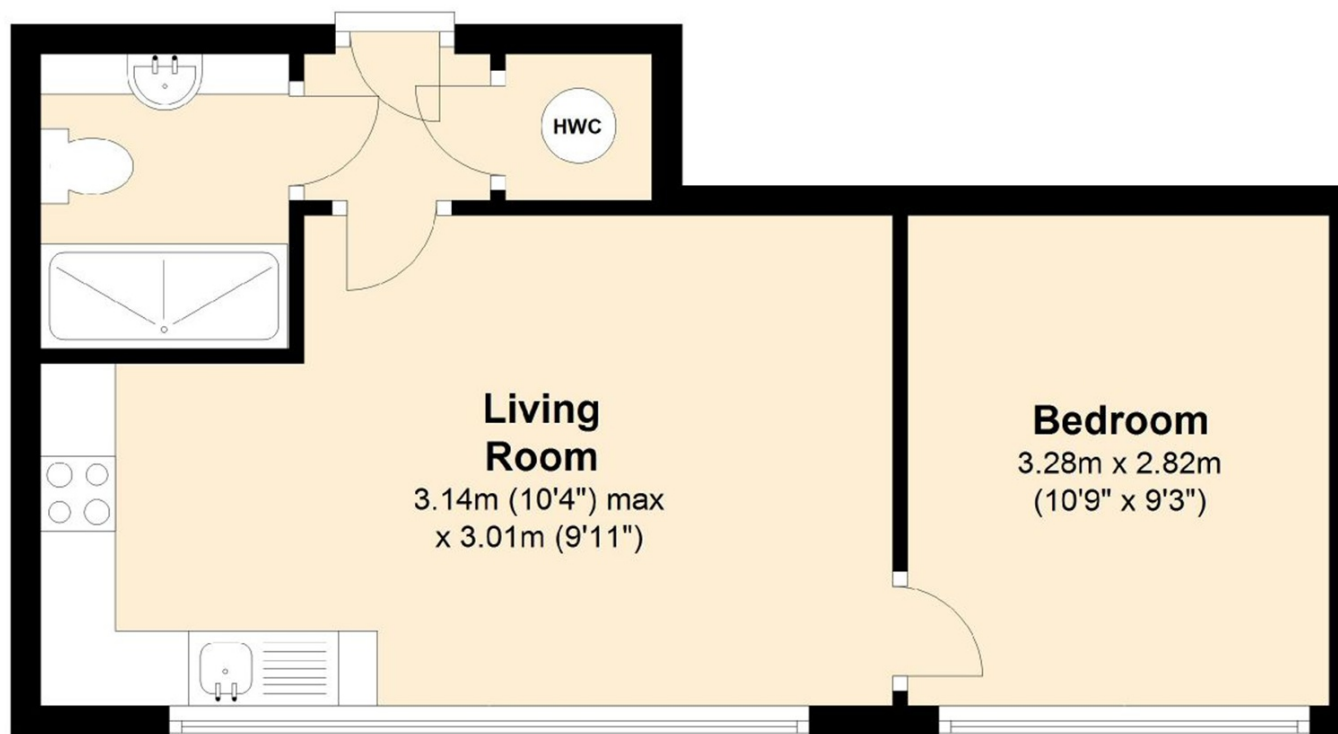
Bedroom
Heater, double glazed window

Shower Room
Comprising 1½ width shower cubicle with power shower, low-level WC, vanity wash hand basin, heated towel rail, part tiled walls, tiled floor, extractor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

Second Floor

Approx. 23.7 sq. metres (254.7 sq. feet)

HWC

Living Room
3.14m (10'4") max
x 3.01m (9'11")

Bedroom
3.28m x 2.82m
(10'9" x 9'3")

Total area: approx. 23.7 sq. metres (254.7 sq. feet)

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