

TO  
LET



Ladbroke Road, Epsom KT18 5BG

£1,600 pcm



252, Chessington Road, Ewell, Epsom, KT19 9XF 0208 394 2555 sales@jacksonnoon.com

## PROPERTY SUMMARY

Available Now. 2 Double bedroom Ground Floor Maisonette located in a sought after cul-de-sac close to Epsom Town centre, with gas central heating, double glazing, Own Front and Rear Gardens. Council Tax Band C

## POINTS OF INTEREST

- *Two double bedrooms*
- *Double glazing*
- *Lounge*
- *Cul de sac*
- *Kitchen & Bathroom*
- *Front & Rear Gardens*



## ROOM DESCRIPTIONS

### Summary Information

#### Summary

2 Bedrooms | Approx half mile from mainline Train Station |  
Kitchen with Fitted Oven & Hob/Washing Machine/Fridge-Freezer |  
Double Glazed | Gas Central Heating | Rear Garden  
Furnishing: Unfurnished  
Parking Arrangements: Permit parking area  
Council Tax Band: C  
Available: Now

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).

**Front Door to**

**Entrance Hall**

Cupboard, radiator

**Lounge**

16' 2" x 12' 4" (4.93m x 3.76m) Fireplace with gas fire, radiator, window

#### Double Aspect Kitchen

10' x 10' (3.05m x 3.05m) Double drainer stainless steel sink unit inset in roll top work surface, range of cupboards and units, larder cupboard, wall mounted boiler, space for fridge, plumbing for autowash, space for cooker, radiator, two double glazed windows

#### Bedroom 1

14' 6" x 8' 11" (4.42m x 2.72m) Radiator, double glazed window

#### Bedroom 2

12' 3" x 11' 8" (3.73m x 3.56m) Radiator, double glazed window

#### Shower room

Comprising corner shower cubicle, fitted shower, shower screen, low level WC, wash hand basin, heated towel rail, tiled walls & floor, double glazed window

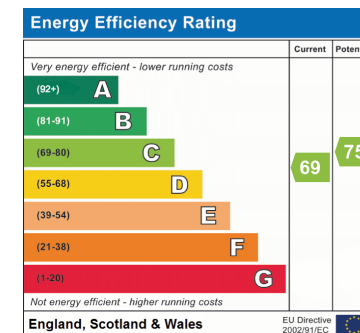
#### Outside

##### Front Garden

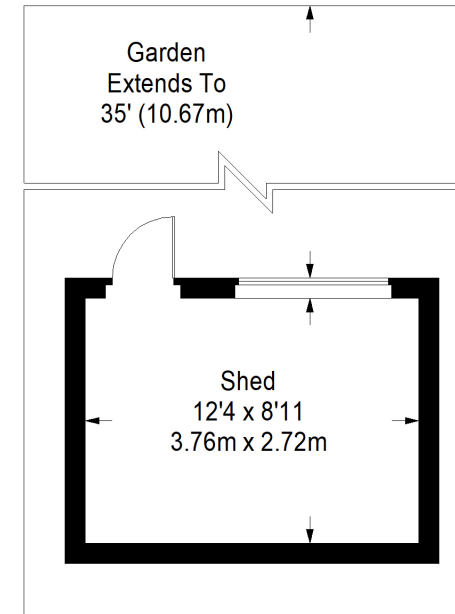
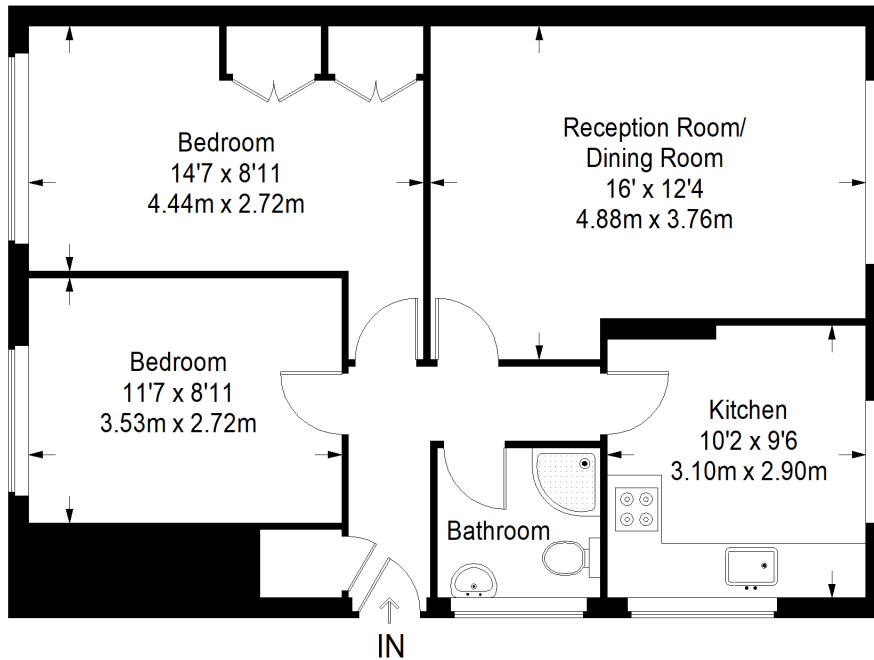
Mainly lawn, paved path

##### Rear Garden

Mainly laid to lawn, garden shed



# Ladbroke Road



**Ground Floor = 624 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 624 sq ft / 57.97 sq m  
 SHED = 112 sq ft / 10.40 sq m  
 Total = 736 sq ft / 68.37 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)