



Room

# COTHERSTONE, EPSOM KT19 9EF

PCM

# £780 PCM

## FEATURES

- Ensuite Double bedroom
- Great communal areas
- Rear garden
- Furnished with double bed
- High Spec finish throughout
- Walk to local shops and station



# 1 Bedroom Room located in Epsom

Call us on  
020 8330 1777

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Council Tax Band  
D

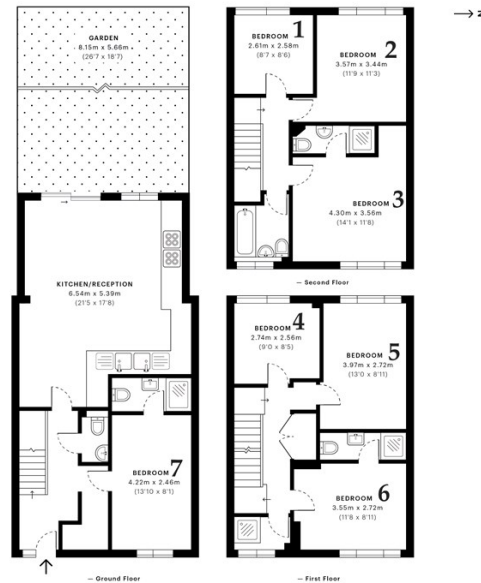
\*Rent includes gas, electric, high speed broadband, water & tv licence!\*

1 Luxury Furnished Double ensuite bedroom.

Council tax band D. 12 month term. Deposit: £900 (of which £180 is the holding fee).

House share with 6 others. Walk to Ewell West Station and local shops. Great communal living space and modern kitchen/diner. Rarely available these rooms go fast! Rear garden & parking.

VESTA	Cotherstone, KT19		GROSS INTERNAL AREA 141.1 Sqm / 1519.0 Sqft
	CAPTURE DATE 09/08/2019	LASER SCAN POINTS 61,939,593	



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

GROSS INTERNAL AREA 141.1 Sqm / 1519.0 Sqft	NET AREA (INTERNAL AREA ONLY) EXCLUDING FEATURES 127.1 Sqm / 1367.7 Sqft	EXTERNAL STRUCTURAL FEATURES Balcony, etc. (see notes etc.) 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Rooms with a maximum of 2m 0.0 Sqm / 0.0 Sqft
spec	Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely.	IPMS 3B RESIDENTIAL 135.1 Sqm / 1454.3 Sqft	IPMS 3C RESIDENTIAL 127.6 Sqm / 1376.3 Sqft
RICS		SPCC ID 56480336687889040739216	

