

House - Detached

# PARIS (3), 16 COTHERSTONE, EPSOM, SURREY, KT19 9EF

PCM

# £800 PCM

## FEATURES

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



SAXON  
KINGS

# 1 Bedroom House - Detached located in Epsom

\*Rent includes gas, electric, high speed broadband, water & tv licence!\* Luxury Furnished Double ensuite bedroom. CTAX band: D.12 month term. Deposit: £923. 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.

Call us on  
020 8330 1777

info@saxonkings.co.uk  
www.saxonkings.co.uk

Council Tax Band

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



GROSS INTERNAL AREA 141.1 Sqm / 1519.0 Sqft	NET AREA (INTERNAL EXCLUDING ALL EXTERNAL FEATURES) 127.1 Sqm / 1367.7 Sqft	EXTERNAL STRUCTURAL FEATURES 3.00m x 0.00m etc. 0.0 Sqm / 0.0 Sqft	RESTRICTED HEAD HEIGHT Rooms with a maximum of 2.0m 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 137.6 Sqm / 1479.3 Sqft	SPIC ID 56480336b67d899040739216

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

