

2 Bed Flat In York Court 11 Ross Road, Wallington, SM6 8QN

£1,800 Monthly





SHORT DESCRIPTION

Property Ref: 17462 Situated at York Court, Ross Road, Wallington, this well-proportioned two-bedroom flat offers comfortable living accommodation, making it an excellent opportunity for first-time buyers, couples, small families or investors. The property features two bedrooms, two bathrooms and a welcoming living room, providing a practical and versatile layout for modern living. The living room offers a pleasant space to relax and unwind, while the two bedrooms provide comfortable accommodation. The two bathrooms add convenience and flexibility for everyday living. Further benefits include communal parking, offering convenient parking facilities, and access to a communal garden, providing an outdoor space to enjoy some fresh air. The property also benefits from electric heating. Offering a combination of comfortable accommodation and useful communal facilities, this flat presents a great opportunity for those seeking a home in Wallington. Key Features: Two well-proportioned bedrooms one Washroom and one Bathroom Spacious living room Communal parking Access to a communal garden Electric heating Located in Wallington, Surrey Early viewing is recommended to appreciate the accommodation and features this property has to offer. Property Type: Flat Full Renting price: £1800.00 Pricing Options: Fixed Price Council tax band: C EPC rating: E Measurement: 673 sq.ft. Outside Space: Communal Garden Parking: Communal Heating Type: Electric Heating -----

2

Bed Room(s)

2

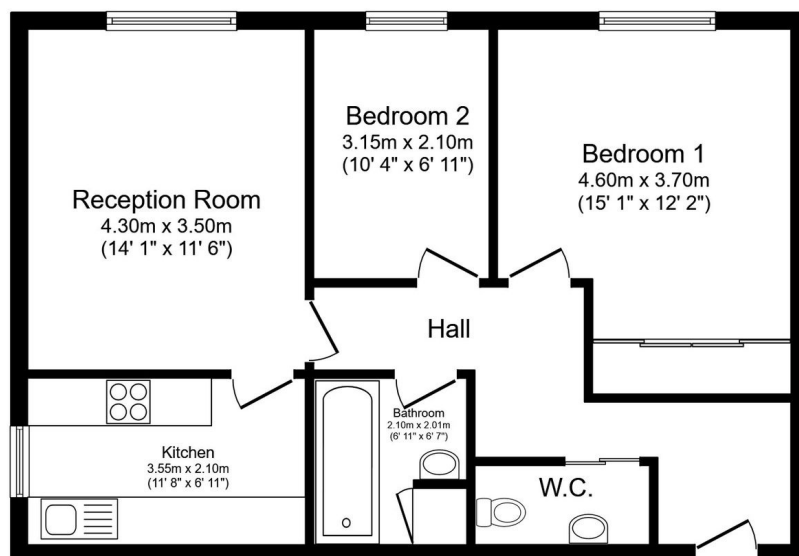
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Second Floor

Total floor area 62.5 sq.m. (673 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Top-floor flat
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

