

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## 18 Kingston Gardens

Beddington, CR0 4TX

£925 Per Calendar Month



AVAILABLE IMMEDIATELY, UNFURNISHED - A purpose built ground floor studio flat, situated in a small development of similar properties adjacent to the River Wandle and conveniently located for local shops, bus routes and Waddon Mainline station, approximately ½ mile away.



STUDIO ROOM / KITCHEN 18'0" x 11'8" (5.51 x 3.58)

SHOWER ROOM

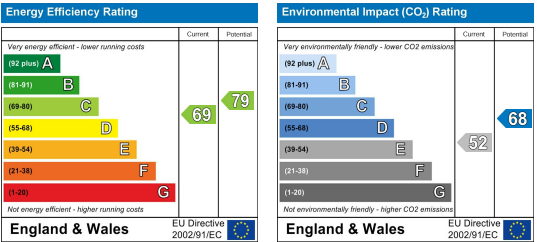
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.