



## 40 Albany Crescent, Claygate, KT10 0PF £1,300 Per calendar month

### OXSHOTT OFFICE

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A spacious two bedroom first floor flat with garden. Located just a few hundred yards from Claygate's station and shops. Available early September.

### LOCATION

Albany Crescent is situated just off Claygate's central Parade within easy access of the shops and station. Number 40 is located close to the junction with Foley Road.

### GENERAL INFORMATION

Claygate is ideally located for transport facilities with the local station offering a direct service in to London Waterloo (approx 30 minutes) with Guildford to the south. There are excellent road links to the A3 and M25 with other trunk roads giving good vehicular access to London and the motorway network.

Sports and recreational facilities are excellent; there are numerous golf courses in the area, health and fitness clubs, tennis clubs and horse lovers are well catered for with many stables. There are numerous, highly regarded schools based in the local area.

Claygate benefits from a thriving shopping parade which offers a wide range of traditional shops including butchers, bakers, newsagent, home furnishing stores and chemist. There are a range of coffee shops and restaurants in the village along with dentists and doctors surgeries.

### ENTRANCE HALL

Private entrance with half glazed panelled door to hallway with stairs to the first floor. Rear aspect window.

### LANDING

Doors to all principal rooms and access to loft. Side aspect.

### SITTING ROOM

5.00m x 3.81m (16'5" x 12'6")

Front aspect bay window, built in storage cupboard and display shelves, Claygate style fireplace with open grate, radiator.

### KITCHEN

2.62m x 1.60m plus recess (8'7" x 5'3" plus recess)

Range of fitted wall and base cupboards with laminated work surfaces over, appliances to include electric oven/ grill with electric hob and cooker hood over, recess with fridge freezer, washing machine, stainless steel single drainer sink unit with mixer tap, tiled surround.

### BEDROOM ONE

4.04m x 2.95m (13'3" x 9'8")

Double glazed window to rear, picture rail, radiator.

### BEDROOM TWO

4.04m x 3.48m max (13'3" x 11'5" max)

Double glazed window to rear, picture rail, large freestanding wardrobe, radiator.

### SHOWER ROOM

White suite comprising tiled shower enclosure, pedestal wash hand basin, WC, part tiled walls, ceramic tiled floor, radiator, window with frosted glass, extractor fan.

### REAR GARDEN

Mainly laid to lawn with seating area.

### COUNCIL TAX

Band D £1,781.27 (2017/18)





FEES

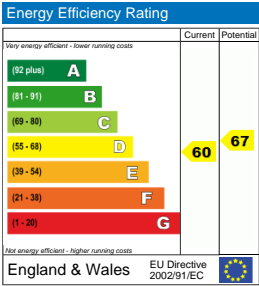
Tenancy Charges - £150 inclusive of VAT plus £50 (incl vat) per person for referencing and preparation of the tenancy agreement. Guarantor reference fee is £50 ( incl vat) per guarantor and a Company reference fee is £100 (incl vat).

Energy Performance Certificate

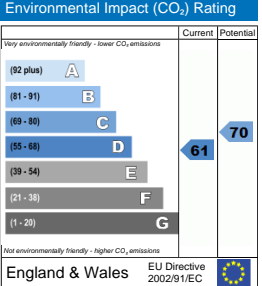
40, Albany Crescent  
Claygate  
ESHER  
KT10 0PF

Dwelling type: Top floor maisonette  
Date of assessment: 8 December 2008  
Date of certificate: 9 December 2008  
Reference number: 0288-0985-6272-5258-4074  
Total floor area: 54 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	369 kWh/m <sup>2</sup> per year	293 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.9 tonnes per year	2.2 tonnes per year
Lighting	£24 per year	£24 per year
Heating	£447 per year	£374 per year
Hot water	£78 per year	£63 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)



