



**LYON COURT**  
31 LYON ROAD

**JACKSON-STOPS** 

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# LYON COURT, 31 LYON ROAD

£1,100 PER MONTH



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## DESCRIPTION

A furnished, first floor, executive, one bedroom apartment located 0.1 miles from Hershham train station and 1.7 miles from the Walton High Street. This property has an allocated parking space. EPC C

The accommodation comprises of hallway, storage cupboard, double bedroom with fitted wardrobes and a reception room with Juliet balcony open-plan with a fully fitted kitchen.

First Floor Apartment

One Bedroom

Open- Plan Living

Fully Fitted Kitchen

Allocated Parking

0.1 Miles to Hershham Mainline Rail Station



## PROPERTY INFORMATION

**Viewing:** Only by appointment with Jackson-Stops. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.

**Council Tax Band:** C

**Local Authority:** Elmbridge

**Rating:** EPC: C

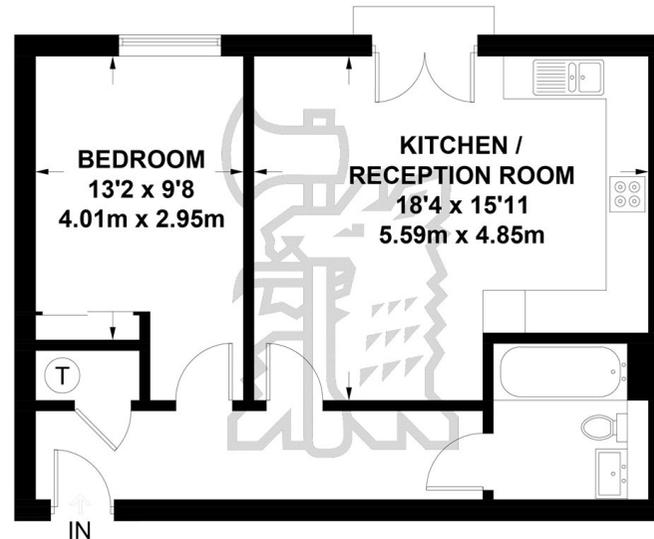
**Latitude:** 51.378522

**Longitude:** -0.389199

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## LYON ROAD

Approximate Gross Internal Area = 54.5 sq m / 587 sq ft



## FIRST FLOOR

Exposure House © 2017 (ID323177)  
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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