

Rental appraisal

Thank you for giving us the opportunity to appraise your property.

Property:

**1/16A Claude Road,
Epsom**

Prepared for:

George Fong

Prepared on:

21 Mar 2022

Bedrooms:**4**

Bathroom:**2**

Description:

This beautifully maintained picture perfect character home is in this prime central Epsom location! You will love the quiet private ROW position + character lovers will appreciate the high stud ceilings & solid wooden flooring which lead to multiple living that flow to large decking- just the perfect place for entertaining all your friends & family. The flexible layout of this home also includes separate access to a wing with a brm, bathroom & living which includes bench space. This wing is an ideal work from home space. Also on offer is a huge loft that could easily be another brm. In zone for all excellent schools including ENPS, ANI, EGGS & AGS + close to many private schools & in walking distance to Cornwall Park too,

Floorplan:**m²**

Exterior:**m²**

The most up-to date data and market statistics have been used to compare your property with similar, recently rented properties in the area.

Based on these facts and figures and our knowledge of the local market, the weekly rental indication for your property is the price range below.

This is an indication of what you can expect for your property in the current market. The number of comparable properties used for this analysis can vary and influence the accuracy of the price range indicated below.

Our property management team work hard for you to ensure the best returns for your investment property. I look forward to discussing this appraisal with you.

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\$1300 - \$1400 weekly

This rental assessment does not purport to be a registered valuation and it should be noted that rental values may change as market conditions fluctuate. This assessment is for today's market, but may alter during peak and non peak seasons.



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