



## 41 Matham Road East Molesey, KT8 0SX

A first floor studio conversion apartment presented in good decorative order and situated in a premier residential location close to shops, amenities and BR station. The accommodation comprises open plan living room/bedroom, kitchen and bathroom.

**\*FIRST FLOOR APARTMENT**

**\*PREMIER LOCATION**

**\*GOOD DECORATIVE ORDER**

**\*OPEN PLAN BEDROOM/LIVING AREA WITH  
WALL TO CEILING WINDOWS**

**\*CLOSE TO BR STATION**

**\*AVAILABLE IMMEDIATELY**

**Monthly Rental Of £715**

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East Molesey, KT8 0SX

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**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

