



**£875pcm**

**25 Timothy Place , Pool Road, West  
Molesey KT8 2RN**

*A well presented two bedroom ground floor apartment situated close to local shops and amenities. The property comprises two bedrooms, open plan living room and kitchen, en-suite shower room to main bedroom and one further bathroom. Further benefits include double glazing and off street parking. Available to let unfurnished.*



- \*GROUND FLOOR**
- \*TWO BEDROOMS**
- \*ENSUITE SHOWER ROOM**
- \*OPEN PLAN KITCHEN/LIVING AREA**
- \*DOUBLE GLAZING**
- \*OFF STREET PARKING**

**The Accommodation Comprises:**  
**(measured with Disto Lite – variance**  
**+/- 1.5’)**

**ENTRANCE HALL:**

Laminate flooring and electric radiator.  
Wall mounted entryphone system.  
Doors to-:

**LIVING ROOM: 13' 8" x 11' 6"**  
**(4.17m x 3.51m)**

Front aspect double glazed window  
and electric radiator. Laminate  
flooring. T.V.point and telephone  
point. Squared archway to-:

**KITCHEN: 10' 8" x 6' 1" (3.25m x**  
**1.85m)**

Inset low voltage ceiling lighting. Roll  
top worksurfaces with stainless steel  
sink uni. Range of eye and base level  
units. Fitted four ring electric hob and  
fan assisted oven with extractor fan  
above. Fitted washing machine.

**BEDROOM ONE: 10' 6" x 10' 5"**  
**(3.2m x 3.18m)**

Front aspect double glazed window  
and electric radiator.

**ENSUITE SHOWER ROOM:**

Suite comprising of low level w.c,  
pedestal wash hand basin and shower  
cubicle with fitted shower. Heated  
towel rail and tiled flooring.

**BEDROOM TWO: 10' 6" x 8' 5"**  
**(3.2m x 2.57m)**

Front aspect double glazed window  
and electric radiator.

**BATHROOM:**

Suite comprising of low level w.c,  
pedestal sink unit and panel enclosed  
bath with mixer taps. Electric heated  
towel rail and tiled flooring.

**PARKING:**

Off street parking

**Due to the Property Misdescriptions**  
**Act:**

*It is not our policy to test services,  
heating systems and domestic  
appliances and we therefore cannot  
verify that they are in working order.  
The buyer is advised to obtain  
verification from their solicitor or  
surveyor.*





