



**£209,950 Leasehold**

**15 Timothy Place, West Molesey**  
**KT8 2HR**

*A very well presented first floor apartment benefitting from communal grounds and allocated off street parking. The property comprises two double bedrooms with en suite shower room to the master bedroom, dual aspect living room with open plan kitchen and a second bathroom. The property also benefits from double glazing and is situated close to local shops and amenities.*



- \*TWO BEDROOMS**
- \*ENSUITE SHOWER ROOM**
- \*FIRST FLOOR**
- \*ALLOCATED PARKING**
- \*VERY GOOD DECORATIVE ORDER**
- \*DUAL ASPECT LIVING ROOM**

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

**COMMUNAL ENTRANCE HALL:**  
Stairs to first floor.

**ENTRANCE HALL:**  
Entryphone system. Electric heater and storage cupboard.

**OPEN PLAN RECEPTION**  
**ROOM/KITCHEN: 16' 6" x 15' 10"**  
**(5.03m x 4.83m)**

Double glazed front and side aspect windows and electric heater. Wood flooring. Roll top worksurfaces with stainless steel sink unit with mixer tap. Range of eye and base level units. Fitted four ring electric hob, oven and grill with extractor fan above. Integrated fridge freezer, dishwasher and washing machine.

**BEDROOM ONE: 10' 10" x 9' 9"**  
**(3.3m x 2.97m)**

Front aspect double glazed window and electric heater. Fitted wardrobes.

**ENSUITE SHOWER ROOM: 7' 10"**  
**x 3' 10" (2.39m x 1.17m)**

Suite comprising low level w.c, pedestal wash hand basin and shower cubicle with fitted shower unit. Heated towel rail and extractor fan. Tiled flooring.

**BEDROOM TWO: 10' 8" x 8' 1"**  
**(3.25m x 2.46m)**

Side aspect double glazed window and electric heater.

**BATHROOM: 7' 10" x 5' 7"**  
**(2.39m x 1.7m)**

Suite comprising low level w.c, pedestal wash hand basin and panel enclosed bath with mixer tap, shower attachment and shower screen. Heated

towel rail and extractor fan. Tiled flooring.

**PARKING:**  
Off street.

**COMMUNAL GARDENS:**

**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.*

**Lease:**

*We have not seen a copy of the lease and cannot therefore confirm property charges or lease details.*



