



## Flat A,39 Feltham Avenue EAST MOLESEY, KT8 9BJ

A first floor studio apartment in a sought after location close to the River Thames, Hampton Court BR station, restaurants, boutiques, cafes and all local amenities. The accommodation comprises studio room, newly fitted kitchen, newly fitted bathroom and separate cloakroom. The property has been redecorated with new curtains provided. Offered to let unfurnished and inclusive of all bills and utilities.

**\*FIRST FLOOR STUDIO FLAT**

**\*SOUGHT AFTER LOCATION**

**\*INCLUSIVE OF UTILITIES**

**\*NEWLY FITTED KITCHEN & BATHROOM**

**\*GOOD DECORATIVE ORDER**

**\*CLOSE TO BR STATION & RIVER THAMES**

**Monthly Rental Of £700**

STAIRS TO FIRST FLOOR:-

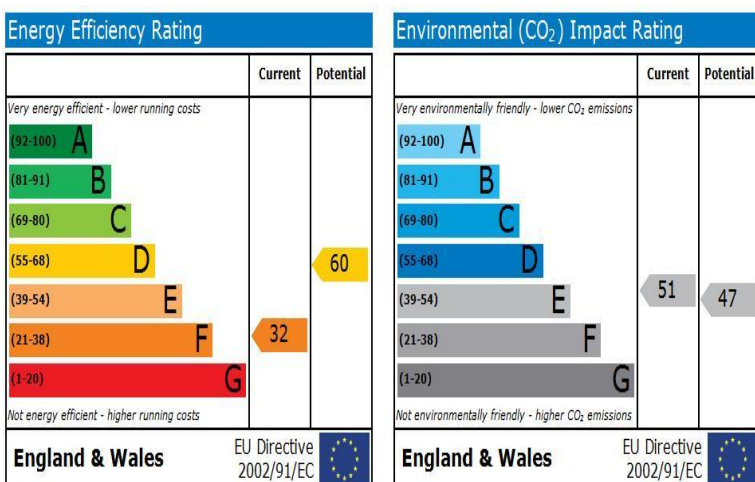
FRONT DOOR TO:-

STUDIO ROOM:- 16' 2" Max x 12' 9" (4.93m Max x 3.89m)

KITCHEN:- 5' x 7' 5" (1.52m x 2.26m)

BATHROOM:-

CLOAKROOM:-



**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.

