



£925 PCM

1 Grove Court East Molesey KT8
ODG

A very well presented ground floor maisonette situated in the heart of East Molesey close to all local shops, amenities and cafes, boutiques, restaurants and BR station in Hampton Court. The property comprises two double bedrooms, large living room, kitchen and shower room. Further benefits include gas central heating, double glazing, communal gardens and off street parking. This property is available to let unfurnished immediately.



- *TWO DOUBLE BEDROOMS**
- *OFF STREET PARKING**
- *CLOSE TO LOCAL SHOPS AND AMENITIES**
- *DOUBLE GLAZING**
- *CLOSE TO BR STATION**
- *UNFURNISHED**

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

FRONT DOOR TO:-
ENTRANCE HALL:

Single radiator. Cupboard. Telephone point. Doors to:-

LIVING ROOM: 15' 9" x 10' 7"
(4.8m x 3.23m)

Coved ceiling and double glazed side aspect window. Single radiator, T.V.point and telephone point. Parquet flooring.

KITCHEN: 10' 4" x 7' 9" (3.15m x
2.36m)

Double glazed rear aspect window and door to communal garden. Roll top worksurfaces with Stainless steel sink unit with mixer tap. Range of eye and base level units. Fitted four ring gas hob and electric oven and grill. Washing machine and fridge freezer. Wall mounted boiler and single radiator. Part tiled walls and telephone point.

BEDROOM ONE: 10' 7" x 8' 8"
(3.23m x 2.64m)

Double glazed rear aspect window and single radiator under. Built in wardrobes. Dimmer switch.

BEDROOM TWO: 12' 3" x 7' 9"
(3.73m x 2.36m)

Double glazed front aspect window and single radiator. Built in storage cupboard.

SHOWER ROOM:

Frosted double glazed rear aspect window and single radiator. Suite comprising of low level w.c, pedestal sink unit and large shower cubicle with fitted shower. Half tiled walls.

GARDEN:
Communal.

PARKING:

Allocated.

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.

