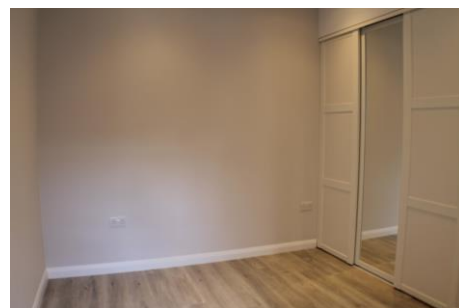




## 4B High Street West Molesey, KT8 2NA

A newly converted one bedroom ground floor maisonette presented in excellent decorative order. Benefits include a new fully fitted kitchen & modern contemporary bathroom suite, new electric heating system, new laminate flooring, fully double glazed with skylight window. Situated close to local shops, amenities and transport links. Available September & unfurnished.



**\*ONE BEDROOM MAISONETTE**

**\*NEW FULLY FITTED KITCHEN**

**\*CLOSE TO SHOPS & AMENITIES**

**\*NEW CONVERSION - COMPLETELY NEW.**

**\*NEW BATHROOM SUITE**

**\*AVAILABLE MID SEPTEMBER.**

**Monthly Rental Of £895**

Front Door to:-

Living Room/Kitchen 24' 0" x 12' 1" (7.31m x 3.68m)

Open plan Living room Area - Low voltage ceiling lights. Radiator. Double glazed dual aspect windows & sky light window. Dimmer switch. laminated wood floor. Kitchen Area - Full range of eye & base level units. Fully integrated appliances to include fridge/freezer, washing machine & dishwasher. Fitted oven & hob with extractor fan above. Concealed unit lighting. sink unit with mixer tap.

Bedroom 1 9' 9" x 9' 9" (2.97m x 2.97m)

Low voltage lighting. Double glazed window. Fitted wardrobe. Radiator. Laminate wood flooring.

Shower Room

Low voltage lighting. Extractor fan. Contemporary suite comprising low level WC, wash hand basin with mixer tap. Shower unit with sliding screen and fitted shower. Vanity mirrored unit. Heated towel rail. Part tiled walls and tiled floor.

**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.

