



£199,995 Leasehold

**Flat A, 33 Walton Road EAST
MOLESEY KT8 0DH**

A completely refurbished first floor maisonette situated in the centre of East Molesey village with shops, amenities and BR station close to hand. The accommodation comprises two double bedrooms, living room, new kitchen and bathroom. The property also benefits from gas central heating and double glazing. Offered for sale with a long lease and no chain.

- *TWO DOUBLE BEDROOMS**
- *LIVING ROOM**
- *COMPLETELY REFURBISHED**
- *NEW KITCHEN & BATHROOM**
- *GAS CENTRAL HEATING**
- *WALKING DISTANCE OF BR STATION**



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

DOUBLE GLAZED FRONT
DOOR:-

STAIRS TO LANDING:-

Double glazed side aspect window.
Doors off to:-

BEDROOM ONE:- 12' 2" x 11' 5"
(3.71m x 3.48m)

Double glazed rear aspect window and double radiator. Feature cast iron fireplace with wood surround. Built in wardrobe cupboard.

BEDROOM TWO:- 11' 9" x 9' 5"
(3.58m x 2.87m)

Double glazed side aspect window and double radiator.

BATHROOM:-

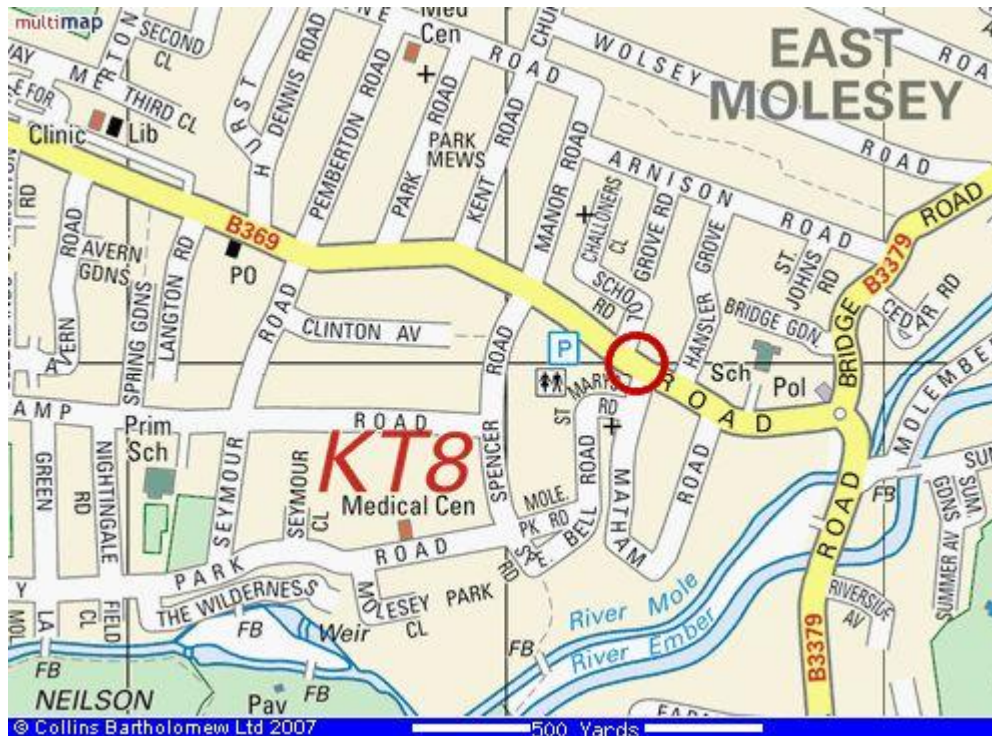
Frosted double glazed rear aspect window. Suite comprising low level w.c., pedestal wash hand basin with tiled splashback and panel enclosed bath. Built in power shower. Stainless steel heated towel rail. Part tiled walls and tiled floor.

KITCHEN:- 18' 4" x 5' 2" (5.59m x
1.57m)

Double glazed side aspect window and single radiator. Low voltage concealed ceiling lights. Loft access. Breakfast bar and roll top work surfaces with inset stainless steel bowl sink with mixer tap. Range of eye and base level units, stainless steel fitted oven and hob with extractor fan above and space for washing machine. Wall mounted combination boiler. Tiled floor.

LIVING ROOM:- 18' 4" x 12' 4"
(5.59m x 3.76m)

Double glazed dual aspect windows and two double radiators.



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.

MORTGAGE ADVISORY SERVICE:

A mortgage advisory service is available through our association with the Mortgage & Pension Advice Centre. For professional and confidential advice with no obligation please contact our sales office.

**Barons
9 Hampton Court Parade
East Molesey
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