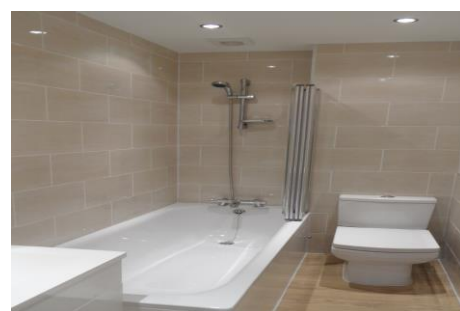
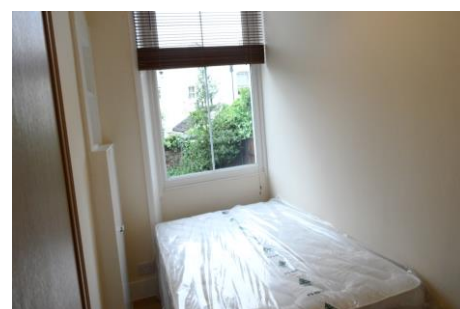




## Flat 2,41 Matham Road East Molesey, KT8 0SX

Completely refurbished first floor one bedroom flat situated in a sought after location and available immediately. The property comprises of open plan kitchen/living room with fully fitted new kitchen, bedroom and newly fitted modern bathroom. The property also benefits from laminate wood flooring, Sashcord windows and is offered unfurnished.



**\*COMPLETELY REFURBISHED**

**\*SOUGHT AFTER LOCATION**

**\*AVAILABLE IMMEDIATELY**

**\*NEW KITCHEN & BATHROOM**

**\*ONE BEDROOM**

**\*UNFURNISHED**

**Monthly Rental Of £800**

STEPS UP TO COMMUNAL DOOR:

Communal entrance hall and front door to:-

ENTRANCE HALL:

Laminate wood flooring. Doors to:-

OPEN PLAN LIVING ROOM/KITCHEN: 16' 10" x 11' 8"  
(5.13m x 3.55m)

High and coved ceiling. Double aspect Sashcord windows and laminate wood flooring. Fitted book shelving with cupboards under.

KITCHEN:

Worksurfaces with drawers under and sink unit. Eye and base level units with concealed unit lighting. Fitted cooker, washing machine and fridge freezer.

BEDROOM: 11' 8" x 5' 4" (3.55m x 1.62m)

Rear aspect Sashcord windows. Fitted double wardrobe. Cupboard housing hot water boiler and storage.

BATHROOM:

Contemporary bathroom with fully tiled walls and laminate wood flooring. Suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under and panel enclosed bath with mixer tap, shower attachment and folding shower screen.

**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.

