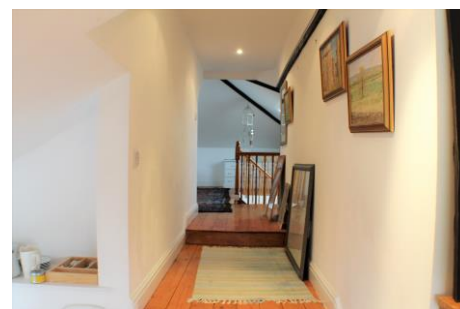
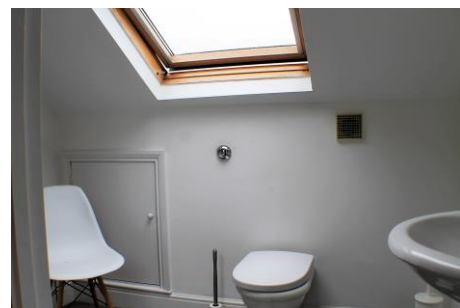




## 32 Kent Road East Molesey, KT8 9JZ

This loft conversion provides light open living space on the top floor of this attractive period property, situated in a desirable residential location in East Molesey. The accommodation includes an open plan living room/bedroom, kitchenette and private shower room. Close to local shops, amenities, restaurants & only a short walk to the river Thames & BR. Station. Price includes utilities.



**\*OPEN PLAN LIVING ROOM/BEDROOM.**

**\*KITCHENETTE**

**\*PRIVATE SHOWER ROOM.**

**\*TOP FLOOR OF ATTRACTIVE PERIOD PROPERTY.**

**\*DESIRABLE RESIDENTIAL LOCATION.**

**\*INCLUDES UTILITY BILLS.**

**Monthly Rental Of £700**

Front Door:

Entrance Hall - with stairs up to second floor landing & door to -:

Open Plan Living Room/Bedroom: 22' 0" x 16' 0"  
(6.70m x 4.87m)

Ceiling lights, Dual aspect skylight windows. Period features. Ample eaves storage with built in wardrobe space. Solid wood floors. Access through to:-

Kitchen: 14' 6" x 8' 2" (4.42m x 2.49m)

Low voltage ceiling lights. Skylight & rear aspect windows. Radiator. Kitchen unit incorporating sink with mixer tap, two ring electric hob, microwave oven and fridge. Solid wood floors. Door to:

Shower Room

Low voltage ceiling lights. Skylight window. Suite comprising shower unit, low level WC & wash hand basin with mixer tap. Radiator.

**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.

