



500c Walton Road West Molesey, KT8 2QF

Brand new one bedroom first floor conversion flat situated in a central location opposite St Peter's church and close to all local amenities and bus routes. The property is offered in excellent decorative order with open plan living area with fully fitted modern kitchen, large double bedroom and modern bathroom. The property also benefits from security intercom, new UPVC double glazed windows, Oak veneer doors with Walnut inlays, access to private South West facing roof terrace and access to large loft space. An internal inspection of this property is highly recommended.



***BRAND NEW FIRST FLOOR CONVERSION**

***OPEN PLAN LIVING AREA**

***NEW UPVC DOUBLE GLAZED WINDOWS**

*** FULLY FITTED MODERN KITCHEN**

*** LARGE DOUBLE BEDROOM**

***SOUTH WEST FACING PRIVATE ROOF
TERRACE**

£239,950 Leasehold

COMMUNAL ENTRANCE:-

Communal front door and stairs to first floor.

ENTRANCE HALL:-

Low voltage ceiling lights and double glazed double aspect windows. Door to:-

OPEN PLAN LIVING AREA: 21' 1" x 10' 2" (6.42m x 3.10m)MAX.

Low voltage ceiling lights and loft access. Double glazed rear access window. Triple dimmer switch.

KITCHEN AREA:

Double glazed side access window. Black Granite worksurfaces with drawers under and single bowl sink unit with mixer tap and Stainless steel splashbacks. Range of high gloss white eye and base level units. Stainless steel fitted oven and hob with extractor fan above. Integrated fridge and washing machine. Door to:-

ROOF TERRACE:

Private roof terrace. South West facing.

BEDROOM: 17' 1" x 10' 1" (5.20m x 3.07m)

Low voltage ceiling lights and double glazed double aspect windows.

BATHROOM:

Modern fitted bathroom suite comprising low level w.c, rectangular wash hand basin with mixer tap and cupboard under and panel enclosed bath with mixer tap and separate shower unit. Low voltage ceiling lights and extractor fan. Part tiled walls.

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.

