



BARONS



Barons Estate Agents
9 Hampton Court Parade
East Molesey
KT8 9HB
Tel: 020 8941 9772
Email: info@barons-ea.com



506a WALTON ROAD West Molesey, KT8

A first floor maisonette situated close to local shops and amenities and comprising of two bedrooms, 17ft living room, fitted kitchen and bathroom. The property is offered in good decorative order and further benefits include gas central heating and off street parking.

***GOOD SIZE ACCOMMODATION**

***TWO BEDROOMS**

***17FT LIVING ROOM**

***FITTED KITCHEN**

***OFF STREET PARKING**

***GAS CENTRAL HEATING**

Monthly Rental Of £795

STAIRS TO FIRST FLOOR:

FRONT DOOR TO:-

ENTRANCE HALL:

Loft access. Two single radiators and storage cupboard.
Doors to:-

KITCHEN: 7' 9" x 6' 3" (2.36m x 1.91m)

Rear aspect window and part tiled walls. Roll top worksurfaces with single drainer sink unit and mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Washing machine and fridge. Breakfast bar unit. Wall mounted combination boiler.

LIVING ROOM: 17' 7" x 10' 4" (5.36m x 3.15m)

Inset low voltage ceiling lights and double radiator. Double aspect windows. Feature fireplace surround.

BEDROOM ONE: 14' 3" x 8' 9" (4.34m x 2.67m)

Rear aspect window and double radiator. Fitted double wardrobe.

BEDROOM TWO: 7' 7" x 8' 1" (2.31m x 2.46m)

Side aspect window and double radiator.

BATHROOM:

Frosted rear aspect window and part tiled walls. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath with built in shower and shower screen. Double radiator.

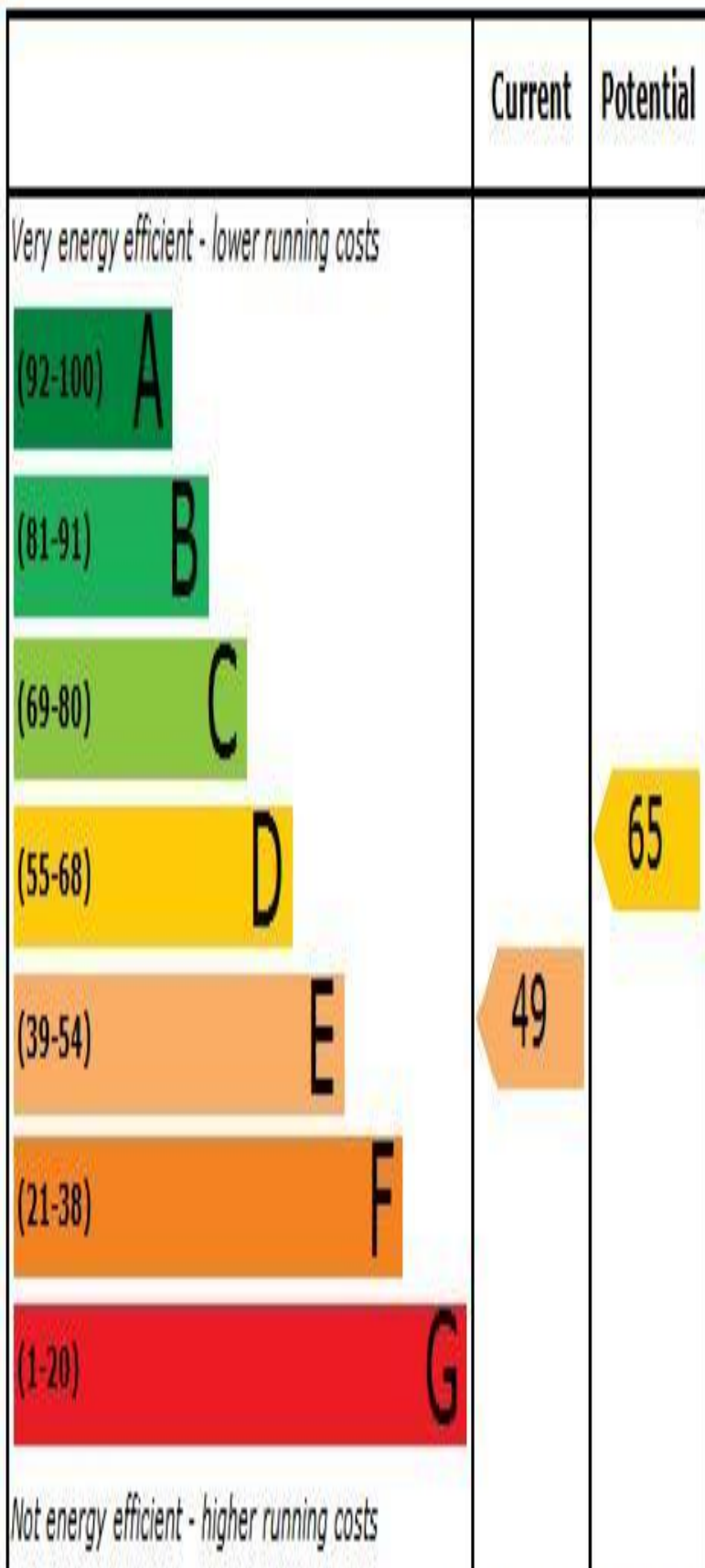
MONEY LAUNDERING REGULATIONS 2003

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.

Energy Efficiency Rating



Environmental (CO₂) Impact Rating

