



4 Molemer Court Molemer Road East Molesey, KT8 9NF

Rarely available one bedroom ground floor property tucked away in a sought after private cul de sac location overlooking the River Mole. This property is situated within walking distance of Hampton Court Palace, BR station & all local amenities including restaurants, cafes and boutiques. The property is well presented and offered fully furnished with large living room, the pull down bed provides flexibility for the bedroom to be used as a dining room or study; with a modern fitted shower room an internal inspection of this property is highly recommended

***HAMPTON COURT RIVERSIDE LOCATION**

***SELF CONTAINED ONE BEDROOM UNIT.**

***ALL BILLS INCLUDED**

***LARGE RECEPTION ROOM**

***CLOSE TO TRANSPORT LINKS & AMENITIES.**

***OFF STREET PARKING.**

Monthly Rental Of £1,250

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LIVING ROOM:

Double glazed door and front aspect windows with integral blinds. Coved ceiling. Laminated wood flooring. Radiator. Storage/meter cupboard.

KITCHEN:

Double glazed rear aspect windows. Eye & base level units. Zanussi Induction hob. Single drainer stainless steel sink. Fitted dishwasher, washing machine & fridge freezer. Microwave oven. Part tiled walls. Laminated wood flooring.

BEDROOM

Coved Ceiling. Fitted storage unit with pull down double bed. Radiator. Double glazed rear aspect windows & door to garden.

BATHROOM:

Frosted side aspect window. Stainless steel heated towel rail. Suite comprising low level WC. Wash hand basin with mixer tap & cupboard under. Shower cubicle with integrated shower with rainfall & handheld attachments. 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.

