



## 30 Thames Court Victoria Avenue West Molesey, KT8 1TP

A two bedroom apartment offering stunning panoramic views over the river Thames and surrounding area. Offered in very good decorative order, with fully fitted kitchen, modern bathroom and two good size bedrooms. Further benefits include balcony with river views, communal gardens and garage. Available now.



**\*TWO BEDROOM APARTMENT**

**\*SOUGHT AFTER DEVELOPMENT**

**\*PANORAMIC RIVER VIEWS**

**\*BALCONY**

**\*VERY GOOD DECORATIVE ORDER**

**\*COMMUNAL GARDENS**

**\*GARAGE**

**\*AVAILABLE NOW**

**Monthly Rental Of £1,200**

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Monthly Rental Of £1,200

## Entrance Hallway

Coved ceiling. Entry phone. Storage cupboard. Cupboard housing gas warm air boiler. Wood flooring. Doors off:

## Kitchen/Living room

Living Area: Coved ceiling. Double glazed dual aspect windows with panoramic views over the river. Solid wood flooring. Double glazed door to Balcony and breakfast bar divide to- Kitchen Area: Eye & base level units. Roll top work surfaces with sink & mixer tap. Stainless steel fitted oven & hob with extractor fan above. Integrated dishwasher. Part tiles walls. Slate flooring and Large cupboard with hot water cylinder.

## Bedroom One

Coved ceiling. Double glazed side aspect window with river view. Two built in wardrobe/cupboards.

## Bedroom 2

Coved ceiling. Double glazed side aspect window with river views. Built in wardrobe/cupboard.

## Family Bathroom

Three piece suite comprising: Low level WC. Panel enclosed bath with mixer tap & shower attachment. Wash hand basin with cupboard under. Heated towel rail. Washing machine. Part tiled walls. Tiled flooring.

## Balcony.

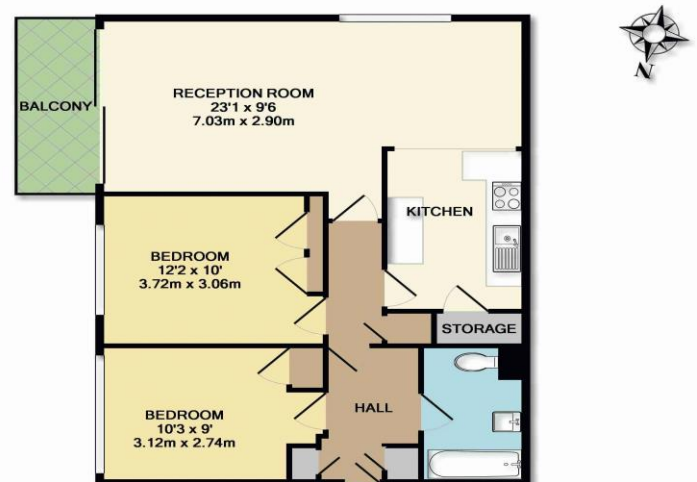
Good size, providing Panoramic views over the River Thames.

## Communal gardens.

Attractive secluded gardens, well stocked with mature planting, flowers and shrubs. Gated access.

## Garage

En block with ample off street parking nearby.



TOTAL APPROX. FLOOR AREA 751 SQ.FT. (69.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### 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.

