



## 6 Oarsman Place East Molesey, KT8 9HJ

HOUSE SHARE. Top floor double bedroom and large ensuite shower room within a modern three storey townhouse situated in a cul de sac location within Hampton Court Village close to all local amenities, BR station, boutiques, restaurants & River Thames. Would ideally suit a professional person or couple.

**\*TOP FLOOR DOUBLE BEDROOM**

**\*SHARE OF KITCHEN**

**\*POTENTIAL PARKING**

**\*LARGE ENSUITE SHOWER ROOM**

**\*ACCESS TO GARDEN & GARAGE**

**\*CENTRAL LOCATION**

**Monthly Rental Of £650 to include utilities**

**BEDROOM:** 16' 0" x 12' 3" (4.88m x 3.73m)

Low voltage ceiling lights. Double glazed rear aspect window and double radiator. Solid Wood flooring. Built in wardrobe/cupboard. T.V.point & WIFI.

**ENSUITE SHOWER ROOM:**

Low voltage ceiling lights and double glazed front aspect window. Suite comprising low level w.c, shower cubicle with sliding shower screen and fitted shower. Part tiled walls and heated towel rail. Shaving point.

**SHARE OF FITTED KITCHEN:**

Appliance in garage - tumble dryer and fridge freezer.

**PARKING:**

Parking space.

**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.

