



## 500 Walton Road West Molesey, KT8 2QF

A newly converted ground floor one bedroom flat situated in a central location close to transport links, local shops and local amenities. This property is offered with a new 125 year lease, low service charge and vacant possession. The property has been converted to a high standard and offers modern, contemporary living comprising of open plan living room/kitchen with contemporary fitted units, integrated appliances and Granite worksurfaces, double bedroom and newly fitted modern shower & bathroom. Appealing to first time buyers and investors and this is an ideal opportunity to utilise the live/work situation as modest signage maybe permitted to the exteriors. (S.T.P.P). An internal inspection is strongly recommended.

**\*GROUND FLOOR FLAT**

**\*ONE BEDROOM**

**\*BRAND NEW CONVERSION**

**\*NEW 125 YEAR LEASE**

**\*VACANT POSSESSION**

**\*MODERN/CONTEMPORARY SPECIFICATION**

**£195,000**

FRONT DOOR TO:

OPEN PLAN LIVING ROOM/KITCHEN: 20' 6" x 16' 8"  
(6.24m x 5.08m) max

Inset low voltage ceiling lights. Full aspect double glazed windows. Contemporary fitted kitchen with Granite worksurfaces and single bowl sink unit with mixer tap. Range of high gloss eye and base level units. Integrated fridge with freezer. Fitted oven & hob with extractor fan above. Electric panel heater. Laminated wood flooring. Cupboard housing hot water cylinder and thermostat and plumbing for washing machine. Door to:-

BEDROOM: 13' 7" x 12' 4" (4.14m x 3.76m) Max

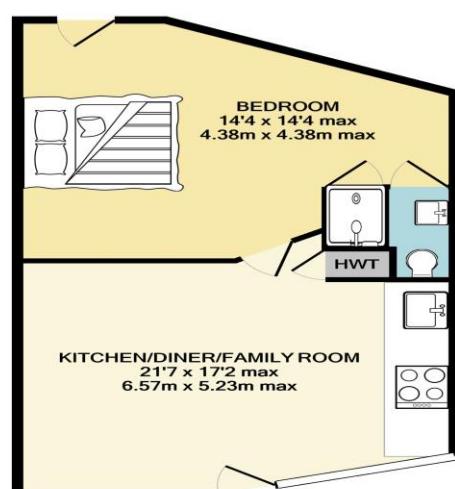
Inset low voltage ceiling lights. Electric panel heater. Laminated wood flooring. Door to Shower Double glazed door to Rear:-

BATHROOM:

Modern Contemporary suite comprising low level w.c, wash hand basin with mixer tap and cupboard under. Low voltage ceiling lights. Stainless steel heated towel rail. Laminated wood flooring.

SHOWER CUBICLE

With Integrated thermostatic shower unit. Rainfall shower head above. Extractor fan.



**TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 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.

