

Wilton Gardens, West Molesey, KT8

£355,000 Leasehold

2 Bedrooms | 1 Bathrooms | 2 Reception

IVY GATE™



Summary:

IVY GATE are proud to present to the market this stunning ground floor maisonette presented in superb decorative condition throughout and extended to offer well-proportioned accommodation. This delightful two-bedroom property is situated in the highly sought after Wilton Gardens in the heart of West Molesey. The property comprises; a large and well-maintained rear garden, entrance hallway, reception room, master bedroom, second bedroom, family bathroom, stunning kitchen with integrated appliances, leading on from the kitchen is a well-appointed rear conservatory allowing light to flood into the rest of the property and doors leading out to the well maintained rear garden. The private garden is predominately laid to lawn and measures at 73ft long. Wilton Gardens is a quiet and desirable residential road.

73ft private garden

Fantastic conservatory

Cul de sac location

Two double bedrooms

Long lease

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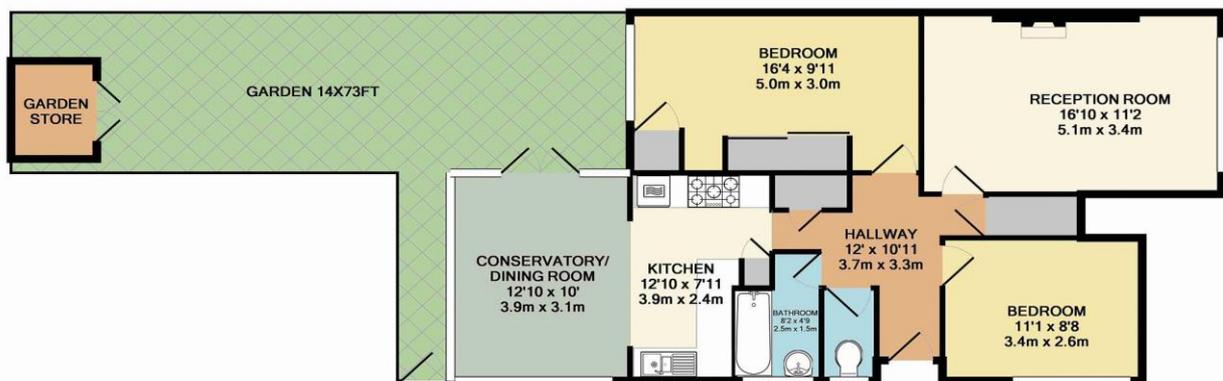
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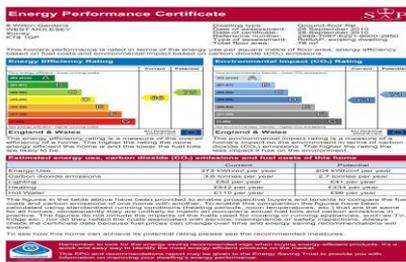
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TOTAL APPROX. FLOOR AREA 837 SQ.FT. (77.7 SQ.M.)

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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Tenure: Leasehold

Council Tax: C

Local Authority:

EPC Rating: D

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 the offer process.

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. 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 intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.