

Ember Farm Avenue, East Molesey

Monthly Rental Of £1,250

1 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate are proud present this self-contained one-bedroom ground floor annex, ideally located on the sought-after Ember Farm Avenue in East Molesey. This charming property offers a private and comfortable living space, perfect for a single professional. The accommodation comprises a bright reception area, a well-proportioned bedroom, and a fully self-sufficient layout designed for independent living. Offered unfurnished, the annex provides tenants with the flexibility to make the space their own. A particular highlight of the property is the dedicated section of garden, providing a private outdoor area ideal for relaxing. Utility bills apart from WIFI are included within the rent, offering convenience and ease of budgeting. Situated within a quiet residential setting, the property is well positioned for local amenities, transport links, and the open green spaces that East Molesey is renowned for.

One Bedroom Annex

Great Location

Unfurnished

Council Tax, Electricity, Gas and Water Included

Available Now

Ember Farm Avenue, East Molesey

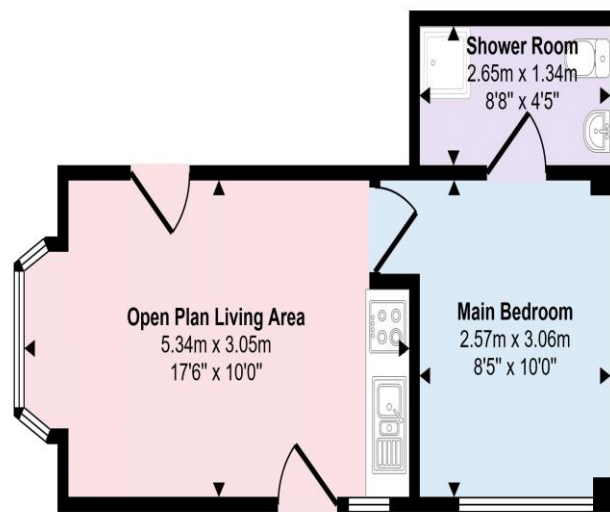
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Approx Gross Internal Area
28 sq m / 299 sq ft



Annex

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure:

Council Tax:

Local Authority:

EPC Rating: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.