



**Monthly Rental Of £1,000**

**34 Thames Court West Molesey KT8**  
**1TP**



*A 9th floor apartment with direct river facing presented in very good decorative order with fantastic panoramic river views towards London. The property is situated on the popular Hurst Park development close to local shops and amenities. The property comprises of two double bedrooms, bathroom, large kitchen and living room with doors to balcony with river views. The property also benefits from gas central heating, double glazing, communal gardens and garage en block. Offered for sale with no onward chain.*



- \*DIRECT RIVER FACING**
- \*PANORAMIC VIEWS OVER RIVER THAMES**
- \*TWO DOUBLE BEDROOMS**
- \*BALCONY**
- \*GARAGE EN BLOCK**
- \*NO CHAIN**

**The Accommodation Comprises:**  
**(measured with Disto Lite – variance**  
**+/- 1.5’)**

**ENTRANCE HALL**

Entryphone system. Storage cupboard and meter cupboard. Laminate wood flooring. Doors off to:-

**LIVING ROOM: 24' 0" x 11' 9"**  
**(7.32m x 3.58m)**

Double glazed double aspect windows with direct River views. Double glazed sliding doors to balcony with direct River views. Double radiator and wall mounted thermostat. Laminate wood flooring. T.V.point and telephone point.

**KITCHEN: 10' 6" x 7' 10" (3.2m x 2.39m)**

Roll top worksurfaces with drawers under and Stainless steel single drainer sink unit with mixer tap. Range of eye and base level units. Freestanding washing machine, fridge freezer and cooker. Large storage cupboard housing hot water cylinder and gas meter. Tiled flooring.

**BEDROOM ONE: 12' 1" x 10' 3"**  
**(3.68m x 3.12m)**

Double glazed side aspect window with direct river views. Fitted wardrobe.

**BEDROOM TWO: 10' 5" x 8' 6"**  
**(3.18m x 2.59m)**

Double glazed side aspect window with direct river views. Two fitted wardrobes

**BATHROOM:**

Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath with electric wall mounted shower unit. Part tiled walls and tiled flooring. Shaving point. Electric wall mounted heater.

**GARAGE**

En block.

**Due to the Property Misdescriptions**

**Act:**

It is not our policy to test services, heating systems and domestic appliances and we therefore cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	74
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		