



## Flat 24, Ann Boleyn House Queens Reach HAMPTON COURT. KT8 9DE

A luxury second floor apartment in this sought after gated riverside development. The property is offered in excellent decorative order and is situated close to Hampton Court BR station, village shops, boutiques and restaurants. The property comprises two bedrooms, en-suite bathroom, shower room, living room with Juliette balcony offering direct views toward the River Mole and large fitted kitchen. Other benefits include gas central heating, video entry phone system, allocated parking and landscaped communal grounds leading to River Mole. Offered unfurnished and available now.



**\*LUXURY TWO BEDROOM APARTMENT**

**\*GATED RIVERSIDE DEVELOPMENT**

**\*TWO BEDROOMS**

**\*ENSUITE & FAMILY BATHROOMS**

**\*DIRECT RIVER VIEWS**

**\*ALLOCATED PARKING**

**Monthly Rental Of £1,595**

# Flat 24, Ann Boleyn House Queens Reach East Molesey, KT8 9DE

Monthly Rental Of £1,595

## Entrance Hall

Stairs & lift to second floor with front door to:- Inset ceiling lights. Double Radiator. Video entry phone. Cupboard housing 'Megaflow' hot water boiler. Alarm system. Doors Off:

## Living Room

Inset ceiling lights. Coved ceiling. Radiator. two wall light points. Feature fireplace with gas coal effect fire. French doors to Juliette balcony with direct views towards river.

## Kitchen

Inset ceiling lights. Coved ceiling. Range of eye & base level units, roll top worksurfaces with drawers under. Washing machine. Dishwasher & Fridge/Freezer. Fitted oven & hob with extractor fan above. Vaillant gas boiler. Rear aspect window. marble tiled walls.

## Bedroom 1

Coved ceiling. Dual aspect windows. Double Radiator. Two wall light points. Large fitted double wardrobe.

## En-suite

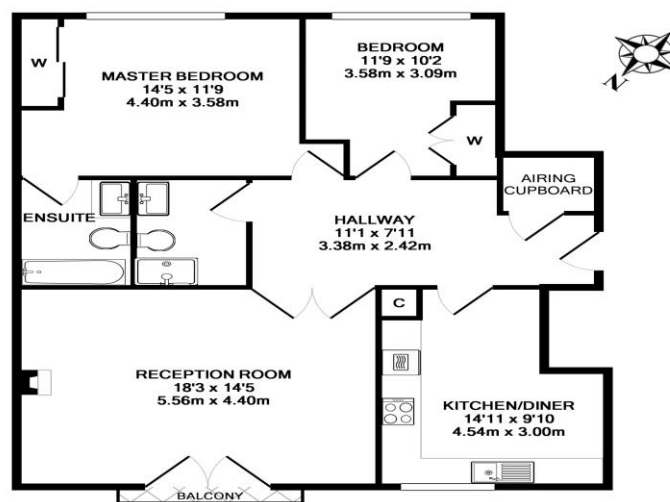
Coved ceiling. Extractor fan. Suite comprising low level WC, wash hand basin with mixer tap & cupboard under, panel enclosed bath with mixer tap. vanity unit with eye level storage units. Heated towel rail, shaving point and marble tiled walls.

## Bedroom 2

Coved ceiling. Front aspect window. Radiator. two wall light points. Fitted double wardrobe.

## Shower Room

Inset ceiling lights. Coved ceiling. Extractor fan. Low level WC. Wash hand basin with mixer tap & cupboard under. Sower cubicle with integrated shower unit. Heated towel rail. Shaving & wall light points. Marble tiled walls.



TOTAL APPROX. FLOOR AREA 941 SQ.FT. (87.4 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.

# Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	77	80
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
<b>Not energy efficient - higher running costs</b>		
<b>England &amp; Wales</b>	<b>EU Directive 2002/91/EC</b>	