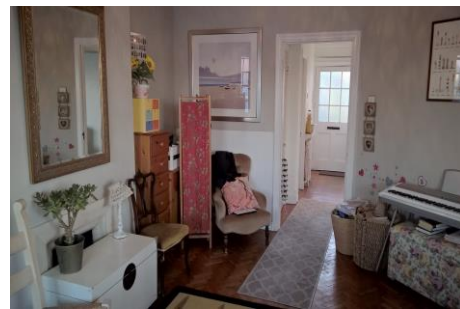
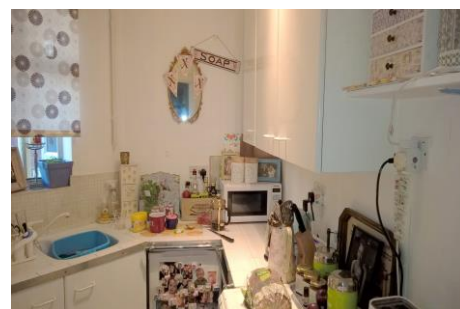




45 Hampton Court Parade EAST MOLESEY, KT8 9HE

A well presented purpose built top floor flat situated in a central location opposite BR station at Hampton Court and in close proximity to River Thames, Hampton Court Palace, local shops, boutiques, restaurants and amenities. The property offers one bedroom, living room, kitchen, bathroom, entryphone system and parking.



***ONE BEDROOM**

***TOP FLOOR FLAT**

***OPPOSITE BR STATION**

***CLOSE TO RIVER THAMES**

***CLOSE TO AMENITIES**

***PARKING**

Monthly Rental Of £1,000

FRONT DOOR TO:-

ENTRANCE HALL:-

Coved ceiling and double radiator. Storage cupboard. Parquet flooring. Entryphone system.

LIVING ROOM:- 14' 7" x 15' 3" (4.44m x 4.65m) at widest point.

Dual aspect sashcord window with views of Hampton Court Palace. Feature fireplace with marble hearth.

KITCHEN:- 8' 1" x 7' 4" (2.46m x 2.24m) at widest point.

Rear aspect window. Tiled worksurfaces with fitted sink unit with mixer tap. Range of eye and base level units. Space for cooker, washing machine and fridge freezer.

BEDROOM ONE:- 12' x 9' 11" (3.66m x 3.02m)

Sashcord window with views of Hampton Court Bridge. Dimmer switch. Electric radiator. Parquet flooring.

BATHROOM:-

Coved ceiling and rear aspect frosted window. Suite comprising low level w.c, wall mounted wash hand basin and panel enclosed bath. Heated towel rail. Part tiled walls and tiled floor.

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.

