



## Flat 7, Kingfisher Court Bridge Road EAST MOLESEY, KT8 9HL

A one bedroom top floor apartment with panoramic views over communal gardens. This Grade II listed riverside development is situated in Hampton Court village within easy walking distance of Hampton Court BR station, restaurants, cafes, shops and boutiques. The property is offered in good decorative order with allocated parking, communal gardens and swimming pool and tennis court for residents use. No onward chain an internal inspection is strongly recommended.

**ONE BEDROOM APARTMENT**

**SWIMMING POOL & TENNIS COURT**

**ALLOCATED PARKING**

**GRADE II LISTED RIVERSIDE DEVELOPMENT**

**CENTRAL LOCATION**

**NO ONWARD CHAIN.**

**£324,950**

FRONT DOOR TO:-

ENTRANCE LOBBY:

Wall mounted hooks for coats.

LIVING ROOM: 14' 7" x 12' 11" (4.44m x 3.94m)

Front aspect window and double radiator. T.V.point and wall mounted thermostat.

KITCHEN: 9' 10" x 5' 10" (3m x 1.78m)

Low voltage ceiling lighting and front aspect window. Roll top worksurfaces with Stainless steel 1 1/2 bowl sink unit. Range of eye and base level units. Fitted electric oven and four ring gas hob. Tiled flooring and part tiled walls.

BEDROOM: 12' 8" x 9' 8" (3.86m x 2.95m)

Low voltage ceiling lights. Front aspect window and double radiator. Fitted storage cupboard. Telephone point.

BATHROOM:

Inset spotlights and side aspect frosted window. Suite comprising low level w.c, wall mounted sink unit and panel enclosed bath with mixer taps and shower over. Tiled walls and flooring. Heated towel rail.

PARKING:

Allocated.

COMMUNAL GROUNDS:

Swimming pool and tennis court for residents use.

**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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

# Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	59
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		