



£174,950 Leasehold

**Flat 49, Aits View, Victoria Avenue,
WEST MOLESEY KT8 1TL**

A third floor apartment on the sought after Hurst Park development and within easy access of Hampton Court BR station. The property comprises two bedrooms, living room, kitchen and bathroom. The property is situated close to local shops and amenities and the River Thames. Further benefits include a lift and double glazing.

- *TWO BEDROOMS**
- *FITTED KITCHEN**
- *DOUBLE GLAZING**
- *CLOSE TO RIVER THAMES**
- *LIFT ACCESS**
- *CLOSE TO LOCAL SHOPS AND AMENITIES**



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

COMMUNAL FRONT DOOR TO:
COMMUNAL ENTRANCE HALL:

Lift to third floor.

FRONT DOOR TO:-
ENTRANCE HALL:

Entryphone system. Storage cupboard and cupboard housing boiler.

LIVING ROOM: 16' 11" x 11' 8"
(5.16m x 3.56m)

Rear aspect double glazed window.
T.V.point and telephone point.

KITCHEN: 12' 6" x 7' 2" (3.81m x 2.18m)

Low voltage inset ceiling spotlighting and rear aspect double glazed window. Roll top worksurfaces with stainless steel 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Fitted electric oven and four ring electric hob with extractor fan above. Fitted washing machine, dishwasher and fridge freezer. Part tiled walls.

BEDROOM ONE: 14' 7" x 8' 8"
(4.44m x 2.64m)

Rear aspect double glazed window.
T.V.point and telephone point.

BEDROOM TWO: 11' 0" x 8' 6"
(3.35m x 2.59m)

Rear aspect double glazed window.

BATHROOM:

Inset ceiling spotlighting and tiled flooring. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath with mixer tap and shower attachment. Towel rail and wall mounted electric fan heater.

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.

Lease:

We have not seen a copy of the lease and cannot therefore confirm property charges or lease details.



