



2 Rotary Court Hampton Court Road EAST MOLESEY, KT8 9BD

A lovely ground floor two bedroom apartment presented in excellent decorative order & situated in a central Hampton Court location. The 'Building of Town Scope Merit' was converted several years ago to provide desirable apartments in this Riverside development. The property comprises living room, fully fitted kitchen, two bedrooms, contemporary bathroom & en-suite shower room & small garden terrace, with views of communal gardens running down to the River Thames. Allocated parking & no onward chain. An internal inspection is strongly recommended.

MODERN GROUND FLOOR APARTMENT

TWO BEDROOMS

TWO BATHROOMS

FULLY FITTED KITCHEN

PRIVATE TERRACE

ALLOCATED PARKING

LANDSCAPED COMMUNAL GARDENS

NO ONWARD CHAIN

Offers in Excess of £585,000

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DOUBLE GLAZED FRONT DOOR TO:-

LIVING ROOM: 17' 1" x 11' 4" (5.21m x 3.45m)

Rear aspect Sashcord windows and laminate wood effect flooring. T.V.point and telephone point. Wall mounted radiator. Open plan to:-

KITCHEN: 9' 2" x 7' 0" (2.79m x 2.13m)

Roll top worksurfaces with stainless steel sink unit. Range of eye and base level units. Fitted washing machine, dishwasher and fridge freezer. Fitted electric oven with four ring electric hob and extractor fan above. Laminate wood effect flooring.

BEDROOM ONE: 12' 1" x 11' 11" (3.68m x 3.63m)

Side aspect window and wall mounted radiator. T.V.point and telephone point. Fitted wardrobe. Door to:-

ENSUITE SHOWER ROOM

Side aspect double glazed Sashcord window. Suite comprising low level w.c, wall mounted sink unit with cupboard under and tiled splashback and large shower cubicle. Shaver point.

BEDROOM TWO: 8' 5" x 7' 10" (2.57m x 2.39m)

Rear aspect Sashcord window and wall mounted radiator. Fitted wardrobe. Telephone point.

BATHROOM:

Part tiled walls and wood flooring. Suite comprising of low level w.c, wall mounted sink unit and panel enclosed bath. Wall mounted radiator. Shaver point.

TERRACE:

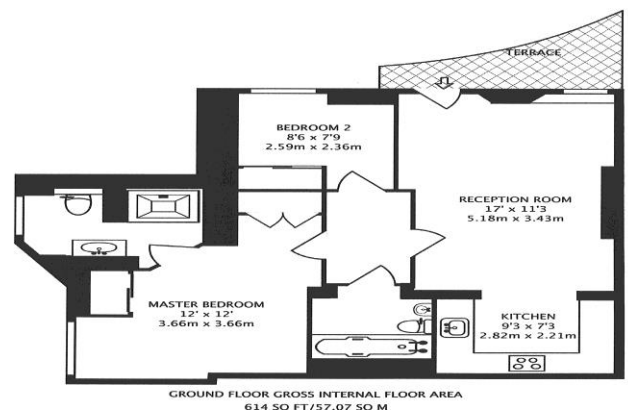
Private outside terrace

PARKING:

Allocated parking space.

COMMUNAL GROUNDS

Lawned garden with mature trees and shrubs leading to the River Thames.



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	28
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC

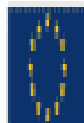


Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	48
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Address:

23 Wyng Court Hampton Court