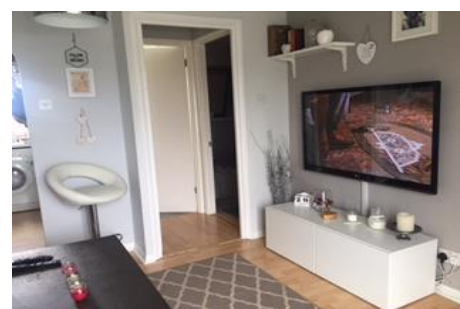
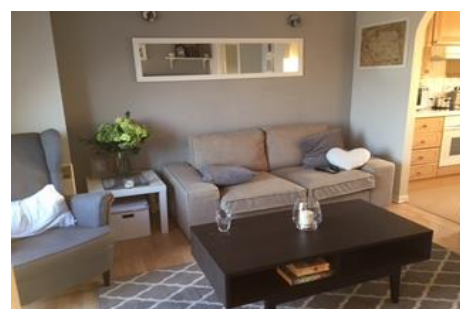


## Flat 3 3a Bridge Road Surrey, KT8 9EU

A top floor one bedroom apartment situated in central location for shops, restaurants and BR. Station; this property offers a private roof terrace providing panoramic views of the River Thames & Hampton Court Palace.



**\*ONE BEDROOMS**

**\*PRIVATE BALCONY**

**\*SUPERB VIEWS**

**\*ONE RECEPTION ROOM**

**\*LAMINATED WOOD FLOORING**

**\*CENTRAL LOCATION**

**Monthly Rental Of £1,200**

STAIRS TO TOP FLOOR & FRONT DOOR TO:-

ENTRANCE HALL:

Laminate wood flooring.

LIVING ROOM: 11' 6" x 9' 6" (3.51m x 2.9m)

Double glazed door to sun balcony. Laminate wood flooring and storage heater. Two wall light points and telephone point. Doors to lobby & -:

KITCHEN: 8' 0" x 5' 2" (2.44m x 1.57m)

Velux rear aspect window and Dimplex electric fan. Roll top worksurfaces with ceramic single drainer sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Fridge freezer and washing machine. Part tiled walls.

BEDROOM: 14' 2" x 7' 8" (4.32m x 2.34m)

Velux rear aspect window and storage heater. Built in double wardrobe. Laminate wood flooring.

BATHROOM:

Velux rear aspect window. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath with mixer taps and shower attachment. Part tiled walls. Shaving point.

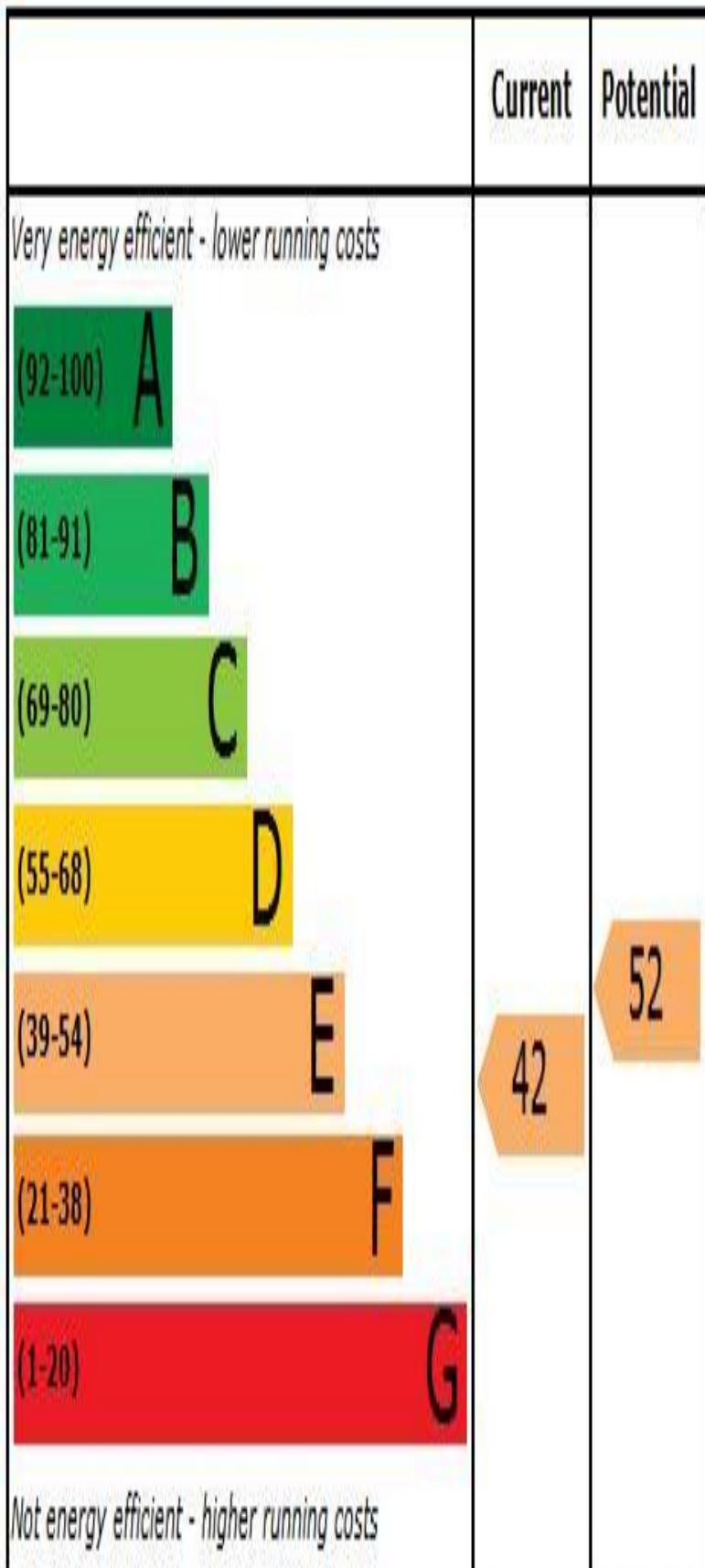
**MONEY LAUNDERING REGULATIONS 2003**

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



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

