



£775 PCM

**27 HAMPTON COURT PARADE,
EAST MOLESEY KT8 9HE**

A first floor flat presented in good decorative order and situated opposite Hampton Court BR station. The property offers one bedroom, living room, kitchen and bathroom. The property also benefits from sash windows and off street parking.

- *FIRST FLOOR APARTMENT**
- *ONE BEDROOM**
- *CENTRAL LOCATION**
- *SASHCORD WINDOWS**
- *ENTRYPHONE**
- *PARKING**

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

FRONT DOOR TO:
ENTRANCE HALL:

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

LIVING ROOM: 14' 7" x 15' 3"
(4.44m x 4.65m)

Dual aspect Sashcord windows with views of Hampton Court. Feature fireplace with marble hearth.

KITCHEN: 8' 1" x 7' 4" (2.46m x
2.24m)

Rear aspect window and tiled flooring.
Roll top worksurfaces with stainless steel sink unit. Range of eye and base level units. Electric oven and four ring electric hob. Fitted washing machine.

BATHROOM:

Rear aspect frosted window and heated towel rail. Suite comprising of low level w.c, pedestal sink unit and panel enclosed bath with mixer taps and shower attachment. Part tiled walls and tiled flooring.

BEDROOM: 12' 0" x 9' 11" (3.66m
x 3.02m)

Sashcord front aspect window with view of Hampton Court.

PARKING:

Communal parking for residents.

Due to the Property Misdemeanors
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.



