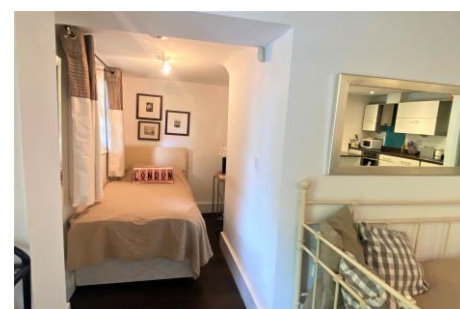




## 8 Rotary Court Hampton Court Road EAST MOLESEY, KT8 9BD

A lovely ground floor studio apartment presented in excellent decorative order & situated in a central Hampton Court location. The building was converted several years ago to provide desirable apartments in Riverside development. The property comprises open plan living room/bedroom, fully fitted kitchen, study/bedroom area, contemporary shower room & private garden terrace, offering secluded outside space with views of communal gardens running down to the River Thames. Allocated parking & no onward chain. This is a great first time buy or ideal for an investor!



**STUDIO APARTMENT**

**ALLOCATED PARKING**

**PRIVATE GARDEN TERRACE**

**MODERN SHOWER ROOM**

**EXCELLENT DECORATIVE ORDER**

**FULLY FITTED KITCHEN**

**COMMUNAL RIVERSIDE GARDENS.**

**GARDEN STORAGE UNIT**

**£349,950**

FRONT DOOR TO:-

ENTRANCE HALL:

Electric wall mounted radiator and laminate flooring. Alarm. Fitted double wardrobe. Doors to:-

SHOWER ROOM:

Inset ceiling spotlights and wall light. Wall mounted electric radiator and cupboard housing boiler & meters. Suite comprising of low level w.c, wash hand basin with mixer tap & cupboard under, shower cubicle with fitted shower. Wall light point, shaving point, laminate wood flooring.

LIVING AREA: 16' 4" x 14' 0" (4.98m x 4.27m)

Rear aspect sashcord window and door to private terrace. Two wall mounted electric radiators. T.V.point. Laminate wood flooring.

BEDROOM AREA: 9' 4" x 5' 9" (2.84m x 1.75m)

Rear aspect sashcord window and wall mounted electric radiator. Laminate wood flooring.

KITCHEN AREA: 11' 2" x 5' 6" (3.4m x 1.68m)

Inset ceiling spot lights. Roll top worksurfaces with stainless steel sink unit with mixer tap. Range of eye and base level units. Fitted electric oven and hob with extractor fan above. Integrated washing machine and dishwasher. Breakfast bar divide to living area with Granite worksurfaces & integrated fitted fridge & freezer.

PRIVATE TERRACE:

Outside light. Paved terrace with mature planting of shrubs & urban plants to create a private, secluded seating area. Additional storage unit.

COMMUNAL GROUNDS:

Wonderful landscaped gardens which have been maintained to an extremely high standard, well stocked with flowers, shrubs, plants & trees with gravelled driveway access leading down to River Thames.

PARKING:

Allocated parking bay for one car.

**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.

