



Flat 55, Kingfisher Court Bridge Road East Molesey, KT8 9HN

A top floor two/three bedroom apartment situated in this sought after grade II listed riverside development. Close to local shops, amenities, restaurants, Hampton Court Palace & Br Station the property is offered in excellent decorative order having undergone extensive refurbishment and redecoration, to include new fitted kitchen and bathroom & replacement gas boiler. Situated in excellent position with views of communal grounds which include a tennis court and swimming pool and river to the rear. Allocated parking space.

TWO/THREE BEDROOMS.

RIVERSIDE LOCATION WITH RIVER VIEWS.

SWIMMING POOL & TENNIS COURT

**SOUGHT AFTER GRADE II LISTED
DEVELOPMENT**

**REFURBISHED WITH REFITTED KITCHEN &
BATHROOM**

ALLOCATED PARKING

£510,000 Leasehold.

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COMMUNAL ENTRANCE HALL & STAIRS TO SECOND FLOOR:

FRONT DOOR TO:

ENTRANCE HALL:

Coved ceiling. Inset ceiling lights, dimmer switch, two storage cupboards, double radiator. Doors off to:-

LIVING ROOM:-16'3" x 12'9" (4.95m x 3.89m).

Coved ceiling, secondary double glazed dual aspect windows with views of communal grounds. Feature marble fireplace & hearth with gas coal effect fire. Television point, double radiator. Open plan to:-

DINING ROOM/BEDROOM 3:- 10'2" x 8'4"

(3.09m x 2.54m).

Coved ceiling. Inset ceiling lights, secondary double glazed front aspect window with views of communal grounds. Double radiator, dimmer switch.

KITCHEN:- 9'2" x 9'1" (2.79m x 2.77m).

Coved ceiling. Inset ceiling lights, secondary double glazed side aspect window with river views. Range of eye & base level units. Granite work surfaces with stainless steel fitted oven & hob with extractor fan above. 1 ½ bowl sink unit with mixer tap. Integrated washing machine, dishwasher and fridge. Granite breakfast bar. Cupboard housing Vaillant combi boiler. Door to rear access.

BEDROOM ONE:-11'7 x 11'6" (3.53m X 3.51m).

Coved ceiling. Secondary double glazed side aspect window. Two fitted wardrobes with central cupboards above. Fitted dressing table with drawers under. Double radiator.

BEDROOM TWO:- 8'5" x 8'6" (2.57m x 2.03m).

Coved ceiling. Secondary double glazed window. Single radiator. Dimmer switch.

BATHROOM:-

Inset ceiling lights. Secondary double glazed side aspect window. Wash hand basin with cupboard under & mixer tap. Panel enclosed bath with mixer tap. Low level WC. Separate curved shower cubicle with sliding door. Stainless steel heated towel rail. Tiles walls.

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.

