



Kingfisher Court Bridge Road East Molesey, KT8 9HL

COMING SOON. A two bedroom apartment in Grade II listed building within walking distance of Hampton Court BR Station and all local amenities. This apartment has been refurbished throughout with modern bathroom suite and kitchen. The property is set within communal grounds leading to the River Mole with swimming pool and tennis court for residents use.

***SWIMMING POOL**

***TWO BEDROOMS**

***MODERN BATHROOM**

***CLOSE TO HAMPTON COURT BR STATION**

***LONG LEASE**

***TENNIS COURT**

£374,950 Leasehold

STAIRS TO SECOND FLOOR:-

FRONT DOOR TO:-

ENTRANCE HALL:

Single radiator and telephone point. Built in storage cupboard and airing cupboard. Doors to:-

KITCHEN: 8' 10" x 8' 2" (2.69m x 2.49m)

Rear aspect window. Roll top worksurfaces with drawers under and stainless steel single drainer sink unit with mixer tap. Range of eye and base level units. Space for cooker, fridge freezer and washing machine. Larder cupboard.

LIVING ROOM: 15' 0" x 12' 5" (4.57m x 3.78m)

Front aspect bay window and double radiator.

BATHROOM:

Frosted side aspect window and single radiator. Suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under and panel enclosed bath with mixer tap, shower attachment and shower screen. Travertine style tiled walls and flooring.

BEDROOM ONE: 11' 9" x 10' 5" (3.58m x 3.18m)

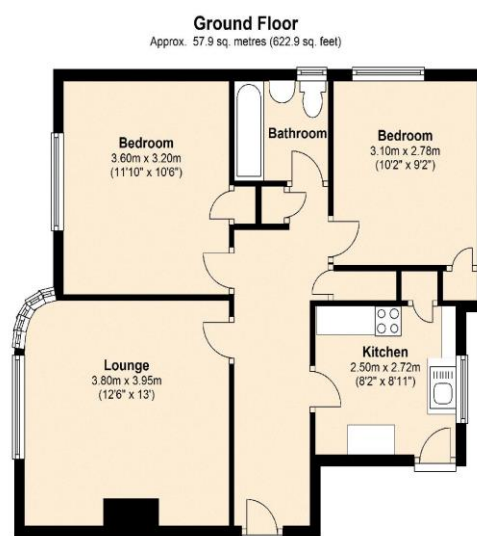
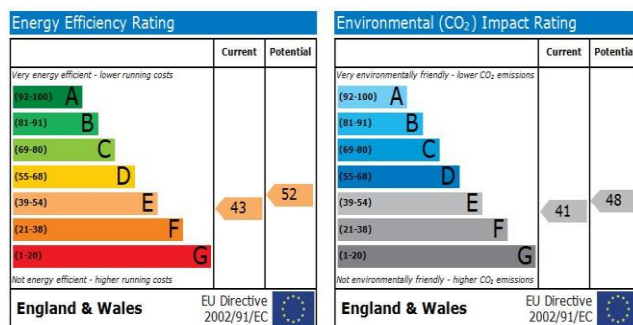
Front aspect window and single radiator. Built in storage cupboard.

BEDROOM TWO: 10' 2" x 9' 2" (3.1m x 2.79m)

Front aspect window and single radiator. Built in storage/wardrobe cupboard housing gas boiler.

COMMUNAL GARDENS:

Attractive communal grounds leading to the River Mole. Swimming pool and tennis courts for residents use. Electric gates and railings to the front of the building.



Total area: approx. 57.9 sq. metres (622.9 sq. feet)

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.

