



£234,950 Leasehold

Flat 21, Aits View West Molesey KT8
1TL

A second floor apartment on the popular Hurst Park development and within easy reach of Hampton Court BR station. The property comprises two bedrooms with ensuite to master bedroom, living room, kitchen and bathroom. The property is situated close to local shops and the River Thames. Further benefits include a lift and double glazing.



- *TWO BEDROOMS**
- *TWO BATHROOMS**
- *CLOSE TO RIVER**
- *DOUBLE GLAZING**
- *LIFT ACCESS**
- *ALLOCATED PARKING**

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

DOOR TO COMMUNAL
ENTRANCE HALL:

Stairs & lift to second floor

FRONT DOOR TO:-
ENTRANCE HALL:

Entryphone system. Electric wall mounted heater and cupboard housing boiler.

LIVING ROOM: 19' 3" x 11' 8"
(5.87m x 3.56m)

Large double glazed front aspect windows and two electric wall mounted heaters. Open plan to:-

KITCHEN: 11' 7" x 7' 5" (3.53m x
2.26m)

Worksurfaces with stainless steel 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Fitted electric stainless steel oven and hob (AEG) with extractor fan above. Integrated fridge freezer and integrated AEG washing machine. Integrated Electrolux dishwasher. Part tiled walls.

BATHROOM:

Extractor fan and Dimplex electric towel rail. Suite comprising of low level w.c, pedestal wash hand basin with mixer tap and tiled splashback and panel enclosed bath with mixer tap and shower attachment. Part tiled surround.

BEDROOM ONE: 15' 9" x 8' 8"
(4.8m x 2.64m)

Double glazed front aspect window and electric wall mounted heater. T.V.point and telephone point.

ENSUITE BATHROOM:

Suite comprising of low level w.c, pedestal wash hand basin with mixer tap and tiled splashback and panel

enclosed bath with mixer tap, shower attachment and tiled surround. Fully tiled shower cubicle with built in power shower and folding shower screen. Towel rail.

BEDROOM TWO: 14' 7" x 8' 8"
(4.44m x 2.64m)

Double glazed front aspect window and electric wall mounted heater.

PARKING:

Allocated underground parking.

Due to the Property Misdescriptions
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.

Lease:

We have not seen a copy of the lease and cannot therefore confirm property charges or lease details.

