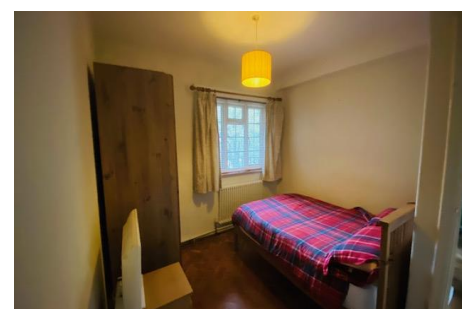
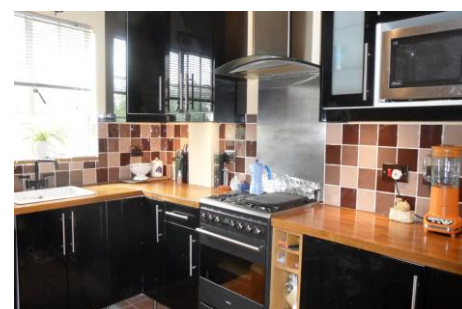




35 Hampton Court Parade Hampton Court, KT8 9HB

Purpose built three bedroom first floor flat offering good size accommodation. The property is situated in a central location opposite Hampton Court BR station. The flat benefits from double aspect living room, re-fitted kitchen, bathroom, gas central heating, wood block flooring and entryphone system.



***THREE DOUBLE BEDROOMS**

***FITTED KITCHEN**

***CENTRAL VILLAGE LOCATION**

***DOUBLE ASPECT LIVING ROOM**

***NO CHAIN**

***OPPOSITE BR STATION**

£319,950

Half glazed front door to:-

ENTRANCE HALL:

Stripped wood flooring and Cast Iron double radiator. Large double storage cupboard. Entryphone and telephone point.

LIVING ROOM: 14' 6" x 11' 6" (4.42m x 3.51m)

Double aspect windows and two Cast Iron double radiators. Stripped wood flooring and fitted fireplace with tiled hearth. T.V.point and cable points.

RE-FITTED KITCHEN: 12' 6" x 6' 6" (3.81m x 1.98m)

Rear aspect window. Wood block worksurfaces with Butler sink unit. Range of eye and base level units with drawers under. Cooker with extractor fan above. Space and plumbing for dishwasher. Cupboard housing washing machine. Fridge freezer. Part tiled walls and tiled flooring. Cupboard housing gas central heating boiler.

BEDROOM ONE: 14' 9" x 9' 8" (4.5m x 2.95m)

Dual aspect windows and Cast Iron double radiator. Stripped wood block flooring.

BEDROOM TWO: 12' 8" x 10' 0" (3.86m x 3.05m)

Rear aspect window and Cast Iron double radiator. Stripped wood block flooring. Dimmer switch.

BEDROOM THREE/STUDY: 10' 10" x 8' 0" (3.3m x 2.44m)

Front aspect window and Cast Iron double radiator. Stripped wood block flooring. NTL cable point.

BATHROOM:

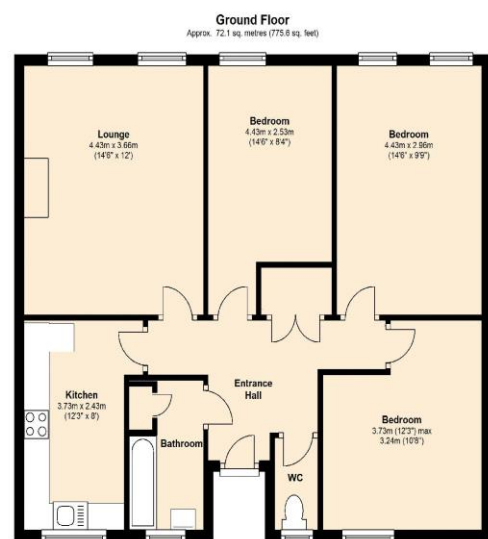
Frosted rear aspect window. Suite comprising wash hand basin with cupboard under, panel enclosed bath with mixer tap and separate shower with shower rail. Half tiled walls and tiled flooring. Airing cupboard. Heated towel rail.

SEPARATE W.C.:

Frosted rear aspect window. Low level w.c. Half tiled walls and tiled flooring.

PARKING:

To the rear.



Total area: approx. 72.1 sq. metres (775.6 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.

Energy Efficiency Rating

	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 - 100) A</p> <p>(81 - 91) B</p> <p>(69 - 80) C</p> <p>(55 - 68) D</p> <p>(39 - 54) E</p> <p>(21 - 38) F</p> <p>(1 - 20) G</p> <p>Not energy efficient - higher running costs</p>	<p>58</p>	<p>71</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	