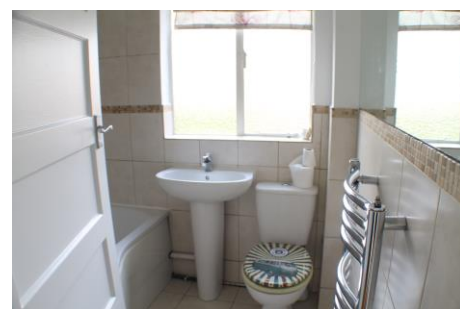




Flat 20, Kingfisher Court Bridge Road EAST MOLESEY, KT8 9HL

A first floor apartment in good decorative order situated within walking distance of Hampton Court BR station and close to local amenities. The accommodation comprises two bedrooms, living room, fitted kitchen and bathroom. The property also benefits from gas central heating and communal gardens with swimming pool and tennis court for residents use. Offered to let unfurnished.



***TWO BEDROOMS**

***GOOD DECORATIVE ORDER**

***COMMUNAL GROUNDS**

***GAS CENTRAL HEATING**

***CLOSE TO HAMPTON COURT BR STATION**

***SWIMMING POOL & TENNIS COURT**

Monthly Rental Of £1,350

COMMUNAL ENTRANCE HALL & STAIRS TO FIRST FLOOR:-

FRONT DOOR TO:-

ENTRANCE HALL:-

Cloaks cupboard and storage cupboard. Oak engineered flooring. Wall mounted thermostat. Doors off to:-

KITCHEN:- 9' 8" x 8' 9" (2.95m x 2.67m)

Rear aspect window. Roll top worksurfaces with drawers under. Stainless steel sink and drainer with mixer tap. Range of eye and base level units with concealed lighting. Integrated fridge freezer. Space and plumbing for washing machine. Fitted stainless steel oven and hob with extractor fan above. Tiled flooring and part tiled walls. Potterton combination boiler. Side access door.

LIVING ROOM:- 15' 2" x 12' 9" (4.62m x 3.89m)

Rear aspect windows. Double radiator. Feature contemporary wall mounted fireplace. Engineered Oak flooring. Telephone point.

BATHROOM:-

Frosted side aspect window and fully tiled walls. Suite comprising low level w.c, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and built in shower unit. Heated towel rail. Tiled flooring.

BEDROOM ONE:- 12' 6" x 10' 7" (3.81m x 3.23m)

Front aspect window with view over the communal gardens. Single radiator. Storage cupboard. Dimmer switch.

BEDROOM TWO:- 8' 8" x 7' 4" (2.64m x 2.24m)

Side aspect window and single radiator. Dimmer switch.

GARDENS:-

Attractive communal gardens with swimming pool and tennis court for residents use.

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.

