



## Flat 19, Ann Boleyn House Queens Reach EAST MOLESEY, KT8 9DE

Luxury ground floor apartment in sought after gated development close to Hampton Court BR station and village shops, boutiques and restaurants. Presented in very good decorative order the accommodation comprises two bedrooms, reception room, en-suite bathroom, shower room and fitted kitchen. The property also benefits from gas central heating, double glazing, video entryphone, landscaped communal grounds leading down to the River Mole and allocated parking.

**\*LUXURY APARTMENT**

**\*FULLY FITTED KITCHEN**

**\*GATED DEVELOPMENT**

**\*TWO BEDROOMS**

**\*EN-SUITE BATHROOM**

**\*LANDSCAPED COMMUNAL GROUNDS**

**Asking Price of £649,950 - Share of Freehold.**

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## ENTRANCE HALL:-

Coved ceiling with recess spotlighting. Video entryphone and alarm. Airing cupboard housing hot water cylinder and immersion heater. Doors off to:-

## RECEPTION ROOM:- 16' 6" x 14' 2" (5.03m x 4.32m)

Recess spotlighting, central lighting and two wall light points. Double radiator. Television point. Feature fireplace with marble hearth, wood surround and electric coal effect fire. Double glazed french doors to paved patio area.

## KITCHEN:- 14' 3" x 7' 10" (4.34m x 2.39m)

Recess spotlighting and double glazed rear aspect window. Part tiled walls. Range of eye and base level units with concealed lighting. Roll top worksurfaces and butler sink with mixer taps. Fitted Neff oven and hob with extractor fan above. Space for washing machine. Integrated dishwasher. Walk in larder cupboard. Gas fired Valiant combination boiler and double radiator. Telephone point.

## BEDROOM ONE:- 18' 10" x 11' 7" (5.74m x 3.53m)

Double glazed front aspect windows. Radiator and wall light point. Television and telephone point. Mirrored built in double wardrobes.

## EN-SUITE BATHROOM:-

Marble tiled walls. Suite comprising of low level w.c, inset wash hand basin with mixer tap and cupboard under and panel enclosed bath with mixer tap and shower attachment. Wall mounted storage cabinets. Extractor fan and heated towel rail.

## BEDROOM TWO:- 11' 6" x 10' 5" (3.51m x 3.18m)

Coved ceiling and double glazed front aspect windows. Radiator. Built in double wardrobes.

## SHOWER ROOM:-

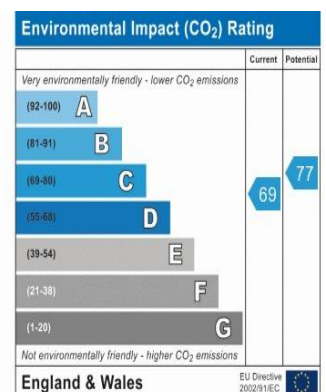
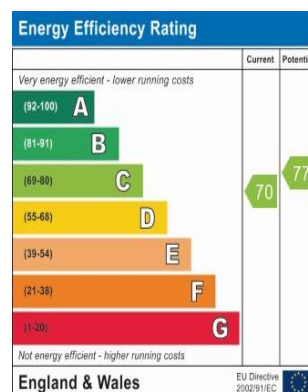
Marble tiled walls. Suite comprising of low level w.c, inset wash hand basin with cupboard under and shower cubicle. Extractor fan. Shaving point and heated towel rail. Wall light point. Tiled flooring.

## OUTSIDE:-

Paved patio area with well stocked flower and shrub borders. Use of landscaped gardens leading to River Mole.

## PARKING:-

Allocated parking.



Reference:  
19anne

### 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.

