



£1100 pcm Unfurnished

**28 Hampton Court Parade EAST
MOLESEY KT8 9HE**

Purpose built first floor flat situated in a central location opposite BR station at Hampton Court and in close proximity to River Thames, local shops, boutiques, restaurants and amenities. The property offers three bedrooms, living room, kitchen, bathroom, entryphone system and parking.

- *THREE BEDROOMS**
- *DOUBLE ASPECT LIVING ROOM**
- *WOOD BLOCK FLOORING**
- *OPPOSITE BR STATION**
- *CENTRAL LOCATION**
- *OFF STREET PARKING**

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

Half glazed front door to:-

ENTRANCE HALL:-

Large double storage cupboard.
Double radiator. Telephone point.
Laminate wood flooring.

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

Dual aspect windows. TV aerial and
Cable points. Stripped wood block
flooring.

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

Rear aspect window. Roll top
worksurface. Range of eye and base
level units with drawers under.
Stainless steel sink unit with mixer tap.
Space for washing machine, fridge
freezer and cooker.

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

Dual aspect windows. Stripped wood
block flooring.

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

Rear aspect window. Stripped wood
block flooring.

BEDROOM THREE:- 10' 10" x 8'
(3.3m x 2.44m)

Front aspect window. Dimmer switch.
Stripped wood block flooring.

BATHROOM:-

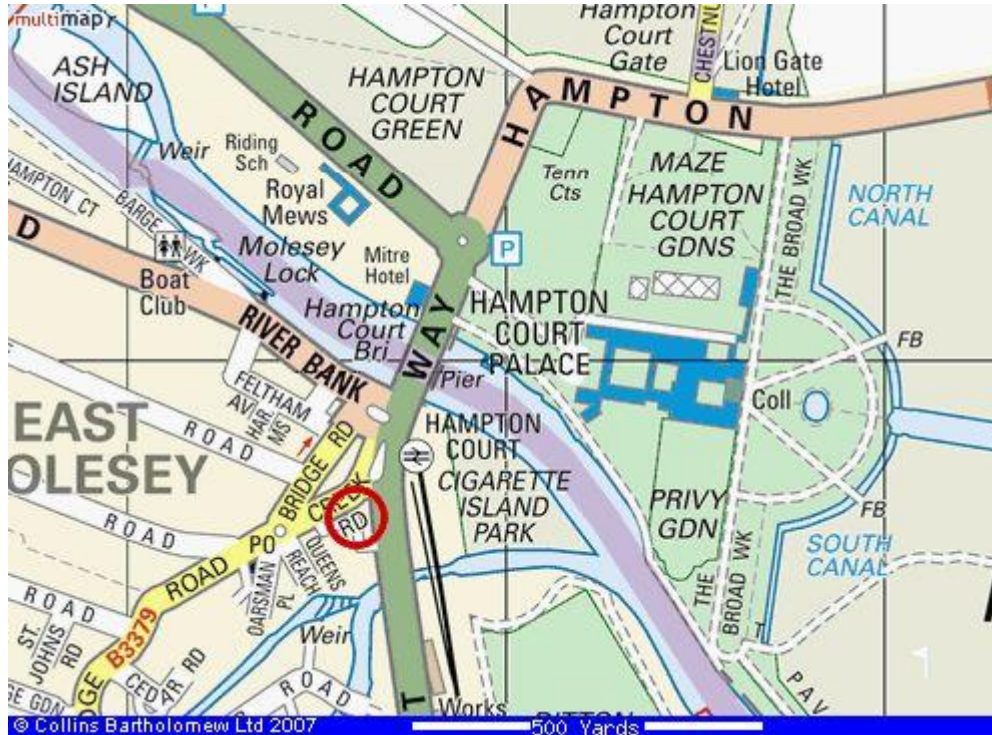
Frosted rear aspect window. Suite
comprising pedestal wash hand basin,
panel enclosed bath with mixer tap and
shower attachment. Half tiled walls.
Airing cupboard.

SEPARATE W.C.:-

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

PARKING:-

Off street 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.

MORTGAGE ADVISORY SERVICE:

A mortgage advisory service is available through our association with the Mortgage & Pension Advice Centre. For professional and confidential advice with no obligation please contact our sales office.

**Barons
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