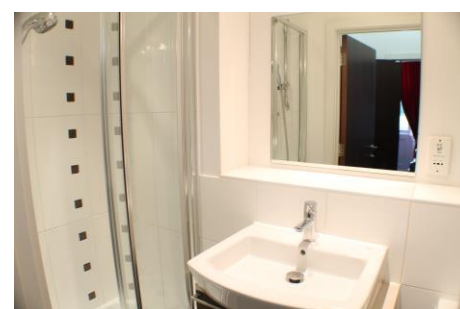
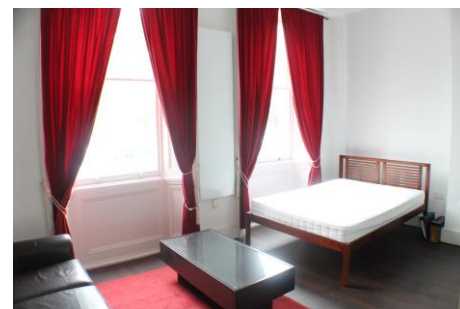




Rotary Court Hampton Court Road East Molesey, KT8 9BD

A modern ground floor studio apartment set in a sought after period building in Hampton Court presented in good decorative order. The apartment is situated in a central location within walking distance of Hampton Court BR station, cafes, restaurants and boutiques. The property comprises of a large open plan studio room with high ceilings and period double aspect windows, contemporary fitted kitchen with breakfast bar and modern shower room. The communal gardens are beautifully maintained and run down to the River Thames.



***MODERN GROUND FLOOR STUDIO**

***SOUGHT AFTER PERIOD BUILDING**

***CONTEMPORARY FITTED KITCHEN**

***COMMUNAL GARDENS TO RIVER THAMES**

***CLOSE TO BR STATION**

***CENTRAL LOCATION**

£254,950 LEASEHOLD

COMMUNAL ENTRANCE HALL:

Front door to:-

ENTRANCE LOBBY:

Double cloaks cupboard housing boiler. Laminated wood flooring. Alarm. Doors to:-

STUDIO ROOM: 20' 0" x 16' 6" (6.09m x 5.03m)
including kitchen.

High ceilings with full height period double aspect windows. Two enclosed wall panel heaters. Laminate wood flooring. Breakfast bar divide to:-

KITCHEN:

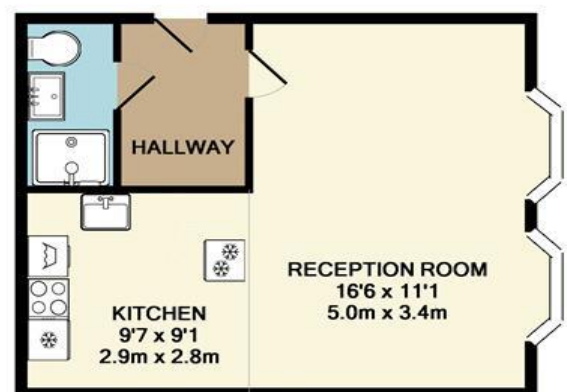
Low voltage ceiling lights. Roll top worksurfaces with sink unit. Range of eye and base level units with concealed unit lighting. Fitted Stainless steel oven and hob with extractor fan above. Integrated washing machine, dishwasher and fridge freezer.

SHOWER ROOM:

Modern suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under and fully tiled shower cubicle with power shower. Low voltage ceiling lights, wall light point and shaving point. Laminated wood flooring.

COMMUNAL GARDENS:

Beautifully maintained gardens leading to River Thames.



TOTAL APPROX. FLOOR AREA 338 SQ.FT. (31.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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.

