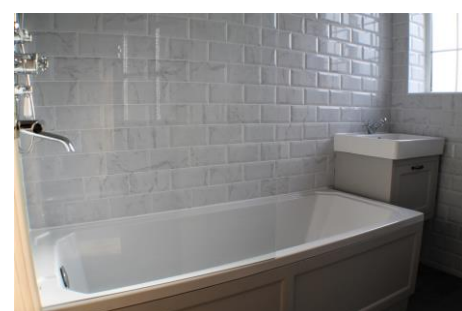




39 Hampton Court Parade HAMPTON COURT. KT8 9HB

A large three double bedroom apartment situated in a central location in Hampton Court Village, with its many local shops, cafes and restaurants, the River Thames, Hampton Court Palace & BR. Station. This property has undergone complete refurbishment to include a modern contemporary fitted kitchen and bathroom, new gas central heating and rewiring. This fantastic property is offered in excellent decorative order throughout, available now and unfurnished!



***BEAUTIFULLY REFURBISHED APARTMENT**

***THREE DOUBLE BEDROOMS**

***CONTEMPORARY FITTED KITCHEN**

***MODERN CONTEMPORARY BATHROOM**

***CENTRAL HAMPTON COURT LOCATION**

***OFF STREET PARKING**

Monthly Rental Of £1,450

Entrance Hall

Coved ceiling. Double radiator. Large built in storage/wardrobe cupboard. Wood Flooring. Doors off:

Living Room

Coved Ceiling. Inset ceiling lights. Dual aspect windows. Modern radiator. Feature ornate fireplace with slate hearth. TV pt. Dimmer switch. Wood flooring.

Kitchen

High gloss eye & base level units. Quartz worksurfaces with integrated sink and mixer tap. Integrated fridge/freezer. Washing machine & dishwasher. Fitted oven & hob with extractor fan above. Fitted microwave and cupboard housing gas boiler. Double glazed rear aspect window.

Bedroom 1

Dual aspect windows. Modern radiator. Dimmer switch.

Bedroom 2

Front aspect window. Modern radiator. Dimmer switch.

Bedroom 3

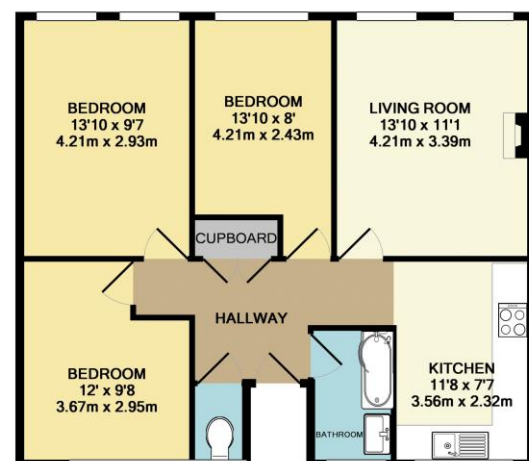
Double glazed rear aspect window. Modern radiator. Dimmer switch.

Bathroom

Contemporary Suite comprising: Panel enclosed bath with integrated mixer tap and thermostatic shower. Wash hand basin with mixer tap & cupboard under. Tiled walls.

Seperate WC.

Double glazed rear aspect window. Low level WC. Fully tiled walls.



TOTAL APPROX. FLOOR AREA 716 SQ.FT. (66.5 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	58	63
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

