



## Rotary Court, Hampton Court Road East Molesey, KT8 9BD

A superb three bedroom first floor apartment set in this sought after period building in Hampton Court. The property comprises of large spacious open plan living/dining with high ceilings and large period windows and incorporating a contemporary kitchen with island unit: master bedroom with ensuite bathroom and fitted wardrobes; bedroom 2 with fitted wardrobes and double doors to private balcony with views over Bushy Park; Bedroom three/study and contemporary shower room. The communal gardens are beautifully maintained and run down to the River Thames. The property is tastefully furnished with high quality fittings and is available immediately with allocated parking.

**\*THREE BEDROOM APARTMENT**

**\*ALLOCATED PARKING**

**\*FURNISHED**

**\*SOUGHT AFTER PERIOD BUILDING**

**\*COMMUNAL GARDENS TO RIVER THAMES**

**\*AVAILABLE IMMEDIATELY**

**Monthly Rental of £2,195 Furnished**

# Rotary Court Hampton Court Road EAST MOLESEY, KT8 9BD

Monthly Rental Of £2,195

## COMMUNAL ENTRANCE HALL:

Stairs to first floor landing. Front door to:-

## ENTRANCE HALL:

Low voltage ceiling lights and wood flooring. Airing cupboard and double cloaks/storage cupboard. Doors to:-

OPEN PLAN RECEPTION ROOM: 20' 9" x 16' 10" (6.32m x 5.13m) max.

## LIVING AREA:

Large double aspect Sashcord windows and wood flooring. Two electric wall panelled radiators. T.V point and telephone point. Breakfast bar divide to:-

## KITCHEN AREA:

Granite worktop with integrated fridge and separate freezer under. Further laminated worksurfaces with drawers under and Stainless steel single drainer sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Integrated washing machine and dishwasher. Wood flooring.

BEDROOM ONE: 13' 2" x 13' 5" (4.01m x 4.09m)

Large Sashcord front aspect window and electric wall panelled radiator. Fitted double wardrobe.

## ENSUITE BATHROOM:

Low voltage ceiling light and wood flooring. Suite comprising of low level w.c, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment. Part tiled walls. Electric radiator and wall light point.

BEDROOM TWO: 14' 10" x 7' 8" (4.52m x 2.34m)

Double aspect windows and double doors to balcony. Fitted double wardrobe. Electric wall panelled radiator.

## BALCONY:

Cast Iron railings. Views over Bushy Park.

BEDROOM THREE: 9' 6" x 8' 3" (2.89m x 2.51m)

Large front aspect Sashcord window and electric wall panelled radiator.

## SHOWER ROOM:

Low voltage ceiling lights and wood flooring. Suite comprising of low level w.c, wash hand basin with cupboard

under and mixer tap and shower cubicle with Aqualisa thermostatic shower. Shaving point and wall light point. Part tiled walls.

## COMMUNAL GARDENS:

Beautifully maintained gardens leading to River Thames.

## PARKING:

Allocated.

### 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.

