



Flat 21, Ann Boleyn House Queens Reach HAMPTON COURT. KT8 9DE

A first floor apartment situated in sought after gated riverside development. The property is offered in very good decorative order, having been recently redecorated with new carpets fitted throughout. Situated the heart of Hampton Court & close to the BR station, village shops, boutiques and restaurants. The property comprises of two double bedrooms, ensuite bathroom, shower room, living room and re-fitted kitchen. Other benefits include gas central heating, video entry phone system, allocated parking and landscaped communal grounds leading to River Mole. Offered for sale with no chain an internal inspection is strongly recommended.



***LUXURY APARTMENT**

***TWO BEDROOMS**

***ALLOCATED PARKING**

***SECURE GATED DEVELOPMENT**

***SHOWER ROOM & ENSUITE BATHROOM**

***LANDSCAPED RIVERSIDE GARDENS.**

Offers in the Region Of £549,950

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COMMUNAL ENTRANCE HALL:

Front door to:-

ENTRANCE HALL:

Coved ceiling with low voltage ceiling lighting. Video entryphone and double radiator. Cupboard housing megaflo hot water system and alarm system. Doors to:-

LIVING ROOM: 16' 7" x 14' 0" (5.05m x 4.27m)

Coved ceiling and ceiling lighting. French doors opening to Juliette Balcony. Feature fireplace with ornate surround and marble centre and hearth with fitted gas coal effect fire. T.V.point and telephone point. Wall light points. Door to:-

KITCHEN/BREAKFAST ROOM: 14' 4" x 7' 10" (4.37m x 2.39m)

Coved ceiling with ceiling lighting. Roll top worksurfaces with drawers under and sink unit. Range of re-fitted eye and base level units. Bosch fitted oven and hob with Bosch extractor fan above. Integrated Bosch dishwasher. Space for washing machine and fridge freezer. Large larder cupboard and cupboard housing combination boiler. Single radiator and part tiled walls. Telephone point.

BATHROOM:

Coved ceiling and inset ceiling lighting. Suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under and shower unit with built in power shower. Full Marble tiled walls. Heated towel rail and extractor fan. Wall light point.

BEDROOM TWO: 11' 7" x 10' 0" (3.53m x 3.05m)

Coved ceiling and front aspect window. Single radiator and telephone point. Fitted double wardrobe.

BEDROOM ONE: 18' 10" x 11' 8" (5.74m x 3.56m)

Coved ceiling and triple aspect windows. Double radiator and T.V.point.

ENSUITE BATHROOM:

Coved ceiling with inset ceiling lights. Suite comprising of low level w.c, wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment. Full Marble tiled walls with eye level storage units. Extractor fan. Wall light points and shaving point.



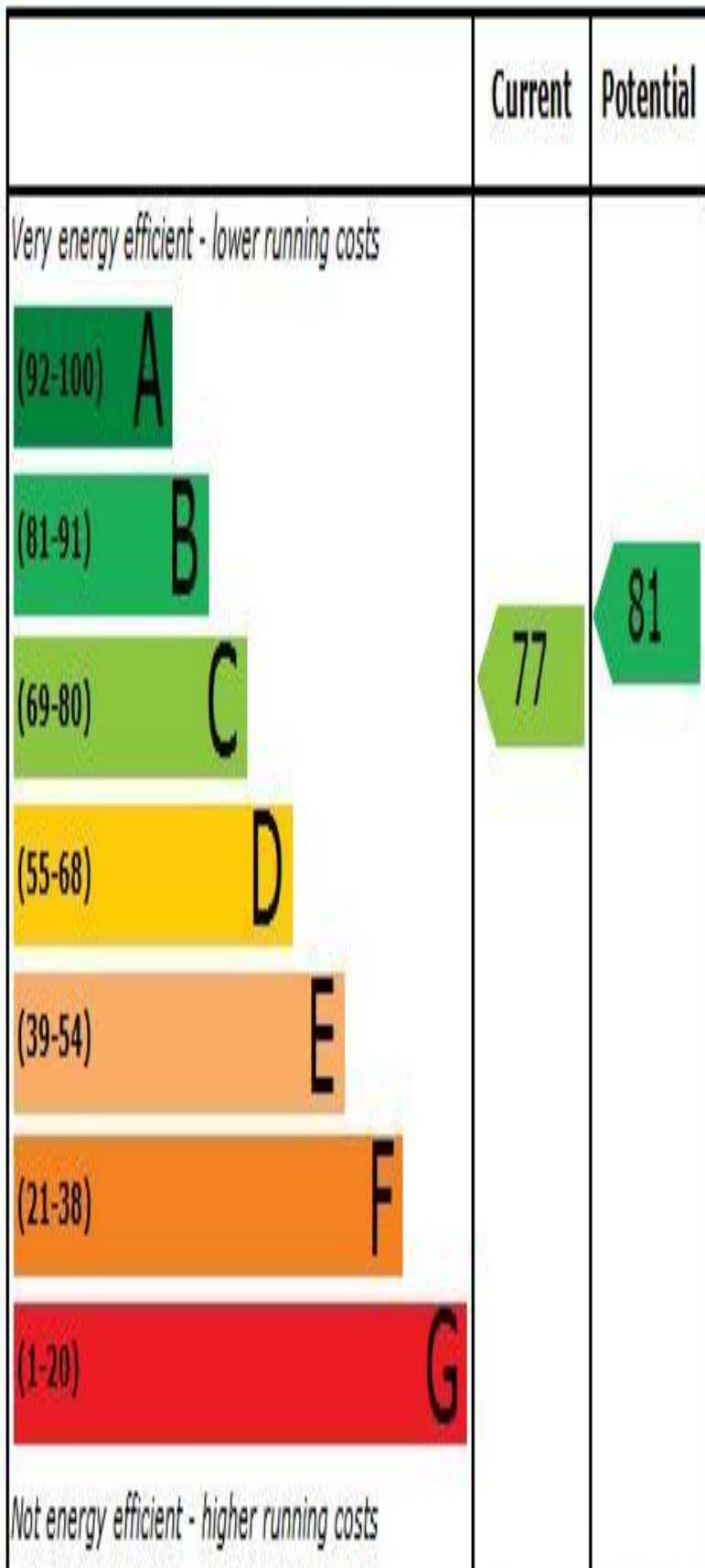
MONEY LAUNDERING REGULATIONS 2003

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



Environmental (CO₂) Impact Rating

