



## 53 Anne of Cleves House Queens Reach East Molesey, KT8 9DE

A first floor apartment in sought after gated riverside development in Hampton Court village. The property requires some refurbishment & is situated close to the BR Station, local shops, boutiques & restaurants. Comprising two double bedrooms, two bathrooms, kitchen/breakfast room, large living room with double doors to Juliet balcony with direct views of the river. Benefitting from gas central heating, video entry phone & garage with parking, an internal inspection is strongly recommended.



**\*GATED RIVERSIDE DEVELOPMENT**

**\*JULIET BALCONY WITH DIRECT RIVER  
VIEWS**

**\*KITCHEN/BREAKFAST ROOM**

**\*TWO DOUBLE BEDROOMS**

**\*TWO BATHROOMS**

**\*GARAGE & PARKING**

**\*SOUGHT AFTER LOCATION**

**£499,950**

Stairs to first floor

Entrance Hallway

Coved ceiling, cupboard housing boiler, radiator, video entry phone.

Living Room

Coved ceiling. radiator. Feature fireplace with gas coal effect fire. Double doors to Juliet balcony with direct views over river.

Kitchen/Breakfast Room

Range of eye & base level units. Coved ceiling. ceiling lights. Roll top work surfaces with drawers under. Composite 1 1/2 bowl sink unit. Fitted oven & hob. Space for washing machine & fridge/freezer. Part tiles walls. Gas central heating boiler. Window with river views.

Bedroom 1

Coved ceiling. Radiator. Picture window. Double wardrobe.

En-suite

Coved ceiling. Marble tiled walls. Suite comprising low level WC, panel enclosed bath with mixer tap & shower attachment, wash hand basin with cupboard under. Towel rail. Shaving point.

Shower Room

Coved ceiling. Wash hand basin with mixer tap & cupboard under. Low level WC. Towel rail. Marble tiled walls. Shower cubicle with shower. Shaving point. Wall light point.

Bedroom 2

Coved ceiling. Radiator. picture window. Double wardrobe.

Garage

With up & over door, power & light.

**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.

