

Hampton Court Way, Thames Ditton, KT7

£399,950 Leasehold

3 Bedrooms | 1 Bathrooms | 1 Reception

IVY GATE™



Summary:

Ivy Gate is delighted to present this spacious and beautifully presented three-bedroom top-floor apartment, offering approximately 970 sq ft of well-appointed living space. Situated in the charming and sought-after area of Weston Green, this characterful home features its own private front door leading to a welcoming hallway, which opens up to a large reception room. The twin sash windows flood the space with natural light, creating a bright and airy atmosphere. Adjacent to the reception is a well-equipped kitchen, a convenient WC, and a built-in storage cupboard. The property also boasts a private roof terrace, perfect for relaxing or entertaining. On the upper floor, you'll find three generously sized double bedrooms and a stylish family bathroom, all thoughtfully laid out to maximize space and comfort.

Lease expires 31 March 2140 so 115

No services charges

Ground Rent is £495 per annum and is currently paid - Well presented 3 bedroom top floor apartment

Buildings Insurance has been paid until March 2026 Private decked terrace

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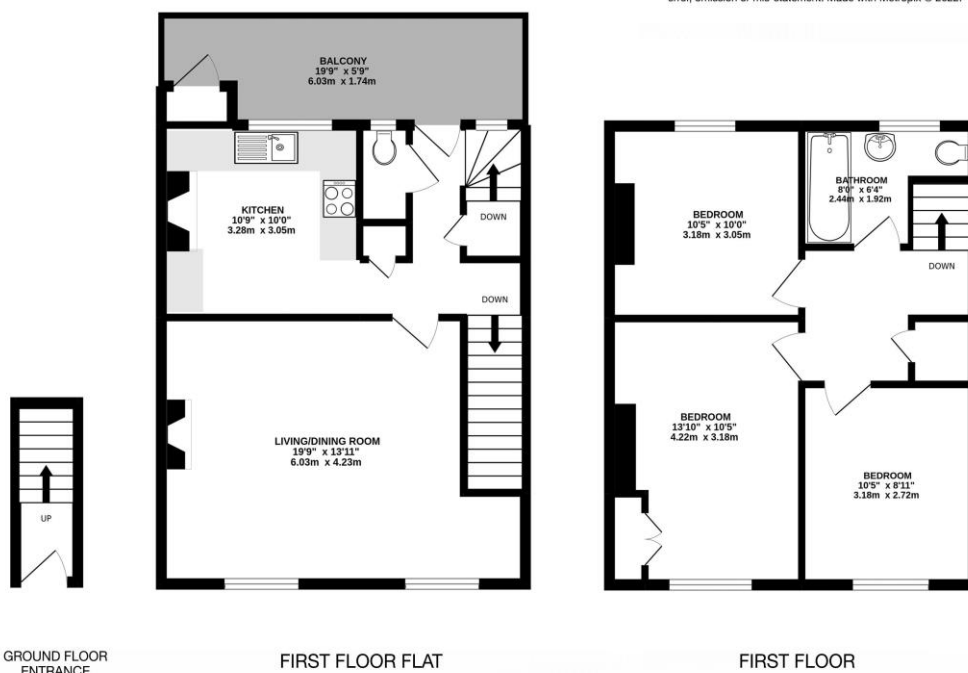
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THE BROADWAY, THAMES DITTON
INTERNAL FLOOR AREA
(APPROX.) 970 sq ft/ 90.1 sq m

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Made with Metropix © 2022.



Tenure: Leasehold

Council Tax: C

Local Authority:

EPC Rating: D

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 the offer process.

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. 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 intended as a guide and act as information to prospective buyers. They are not an offer or contract, or part of one. All details, areas, measurements floorplans and distances referred to are given as a guide only and should not be relied upon, they are approximate and illustrative only and **not to scale**. Lease details, service charges and ground rent (where applicable) are given as a guide only and the agent has not had sight of the original documentation, they should be checked by your solicitor prior to exchange of contracts.