



Flat 3, 76a, Bridge Road, East Molesey, KT8 9HF

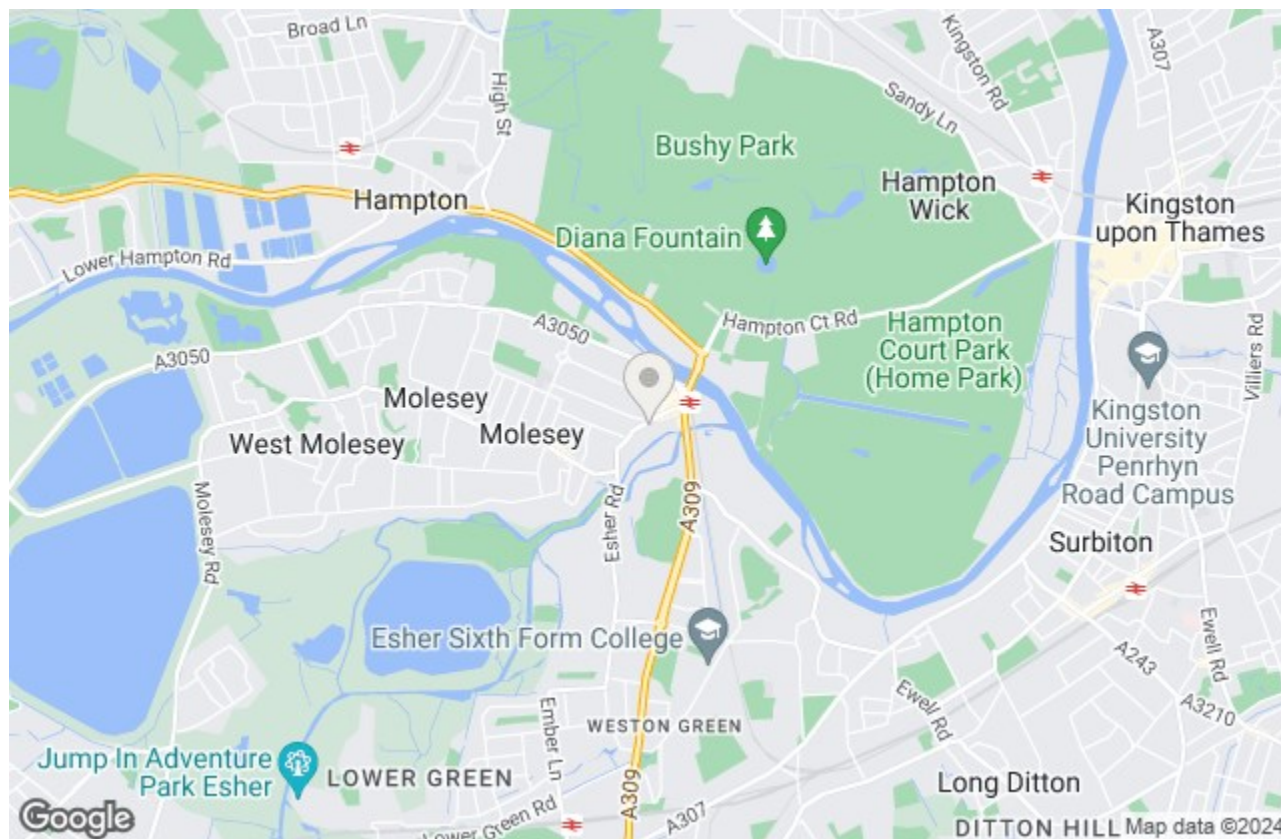
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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Offers In The Region Of £675,000 Share of Freehold

Harmes Turner Brown are pleased to offer this luxury modern two bedroom second floor apartment which is ideally situated within the heart of Hampton Court, close to shops, boutiques, bars, restaurants, the River Thames and, of course, the train station which gives access to London Waterloo. The bright and airy accommodation briefly comprises:- large entrance hallway with access to loft storage space and a deep walk in storage cupboard. engineered oak flooring which flows through to the spacious open plan living area with French doors to a Juliette balcony and Velux windows and a modern fully fitted kitchen with island unit. There is a generous size master bedroom with fitted wardrobes and a Villeroy & Boch en-suite shower room. There is a second double bedroom and a good size four piece Villeroy & Boch bathroom. Externally, there are well maintained communal grounds at the rear, an allocated parking space to the front and secure bike storage. The property also benefits from underfloor heating throughout. Viewings are strongly recommended at your earliest convenience. Council tax Band D.



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Approximate Gross Internal Floor Area:
 75m sq (808sq ft)
 Reduced Headheight 10m sq (112sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- CLOSE TO AMENITIES
- ALLOCATED PARKING SPACE
- FULLY FITTED KITCHEN
- SECURITY ENTRY SYSTEM
- EQUAL SHARE OF FREEHOLD
- SHORT DISTANCE OF TRAIN STATION AND RIVER THAMES
- LARGE OPEN PLAN LIVING
- SECOND DOUBLE BEDROOM
- NO ONWARD CHAIN

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract

