

## Abbott Close Hampton



**£1,300 Per Month**

- First floor maisonette
- Well presented
- Allocated off-street parking
- Gas central heating
- Unfurnished
- One double bedroom
- Private garden areas
- Ample storage
- Double glazing
- Available August 2024

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A well-presented first-floor maisonette with one double bedroom and private garden areas providing outside space. This location gives good access to local amenities, Sainsburys supermarket, the green spaces of Hampton Common and local bus services. Hampton village with its amenities, railway station, and Waitrose supermarket, are all close by.

A communal entrance with entry phone system and stairs leads to the first-floor private entrance. An entrance hallway leads to the dual aspect reception room with space for sitting and dining areas. There is a kitchen breakfast room with a range of fitted units and appliances include electric oven, electric hob, washing machine, tumble dryer, and fridge freezer. There is a breakfast bar with space for bar stools and a useful storage cupboard. The bedroom is a good-sized double room, and there is a fully tiled bathroom with shower over bath, wash hand basin and W.C. Additional features include double glazed windows, gas central heating and useful loft space.

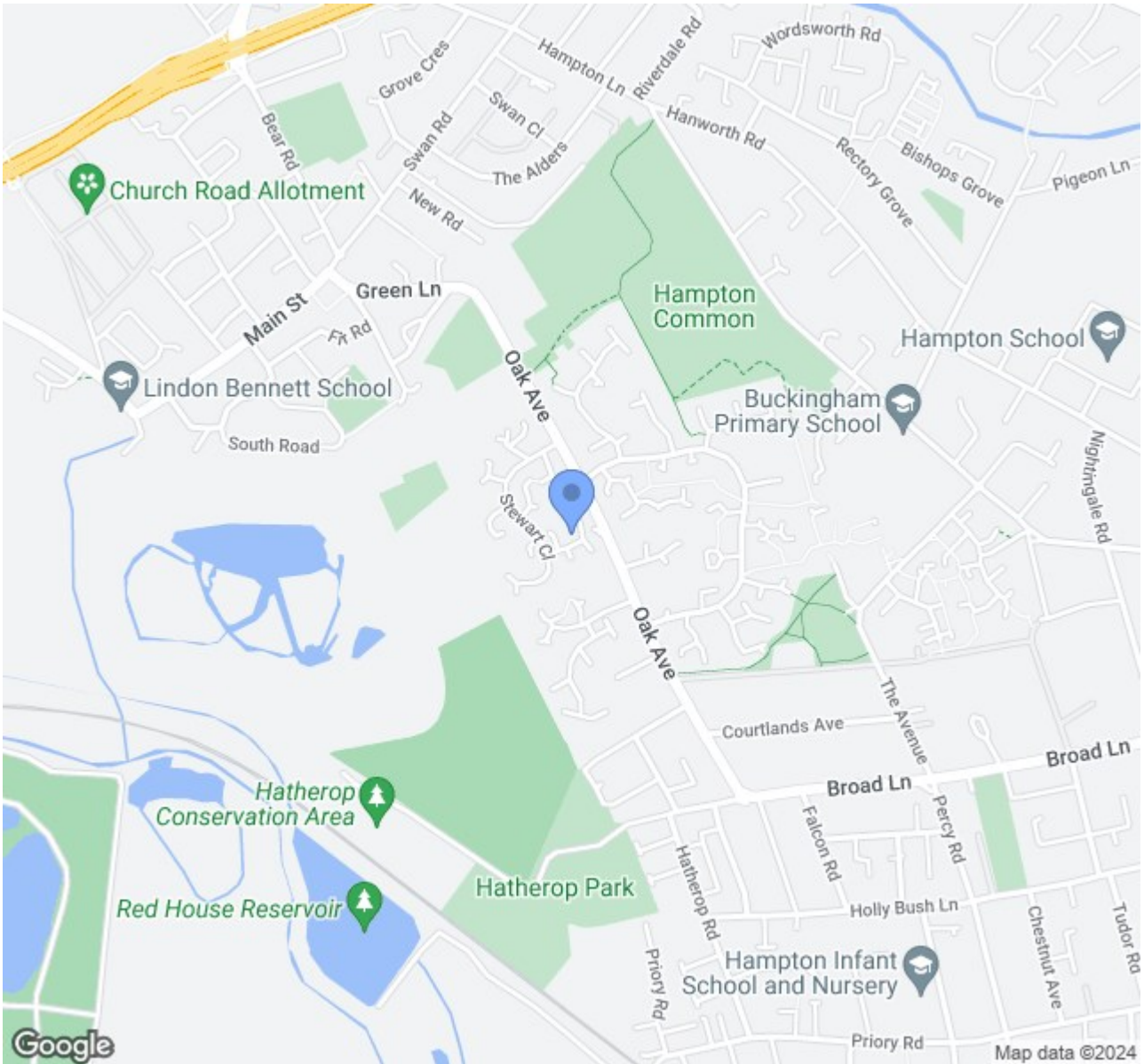
Outside there are lawned front and side gardens, and an allocated off-street parking space.

Richmond Upon Thames Borough Council / Band C. Offered unfurnished. Available August 2024.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	72	77

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	83

\*\*All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details, including services, are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them\*\*