



Kingfisher Court, Bridge Road, East Molesey, KT8 9HN

Asking Price £445,000 Leasehold

- ART DECO GRADE II LISTED GATED DEVELOPMENT
- SHOWER ROOM & SEPARATE W/C
- VIEWS OF THE RIVER MOLE
- 1 ALLOCATED PARKING SPACE
- GROUND FLOOR APARTMENT
- LOUNGE/DINING ROOM
- COMMUNAL GARDENS
- 2 BEDROOMS
- MODERN KITCHEN
- COMMUNAL SWIMMING POOL & TENNIS COURT



Ground Floor Flat

Kingfisher Court, Bridge Road, East Molesey

Total Area: 70.5 m² ... 759 ft²

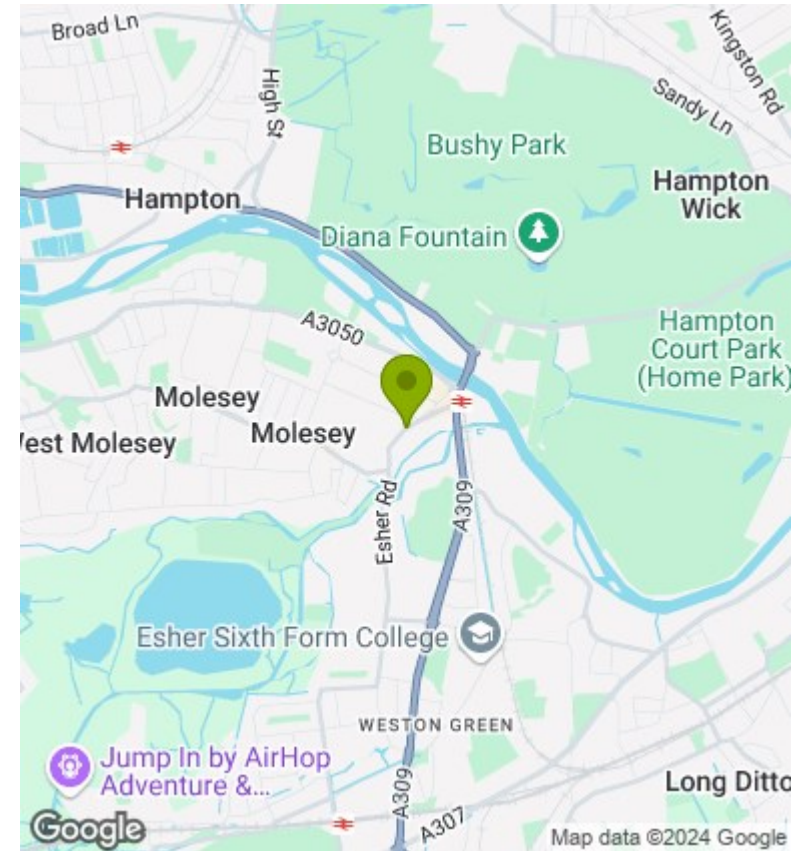
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Description

Explore this beautiful 2 bedroom ground-floor apartment in an Art Deco/Grade II listed gated development in the heart of East Molesey. Known for its close proximity to Bridge Road (also known locally as Hampton Court Village) and Hampton Court station with regular and direct trains into London Waterloo in around 38 minutes. This stunning development boasts Grade II original features with Art Deco design elements, and stunning communal grounds comprising an outdoor swimming pool, tennis court, and river-side communal gardens.

Situated on the ground floor, this property benefits from a large entrance hall with ample storage cupboards, and a well-positioned kitchen overlooking the River Mole. The contemporary kitchen includes mid-night blue eye-level and base-level units/cupboards, built-in appliances such as an oven, induction hob and extractor fan.

The large lounge/dining room features a fireplace with inset gas fire and features the original 1930s parquet flooring. A modern shower room with floor to ceiling gray tiles is a focal point of the property with a separate w/c directly next to it. The apartment occupies 2 spacious bedrooms, one of which offers built-in wardrobes. Further benefits are 1 parking space and visitor parking bays on a first-come, first-served basis.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band

C

EPC Rating:

E