

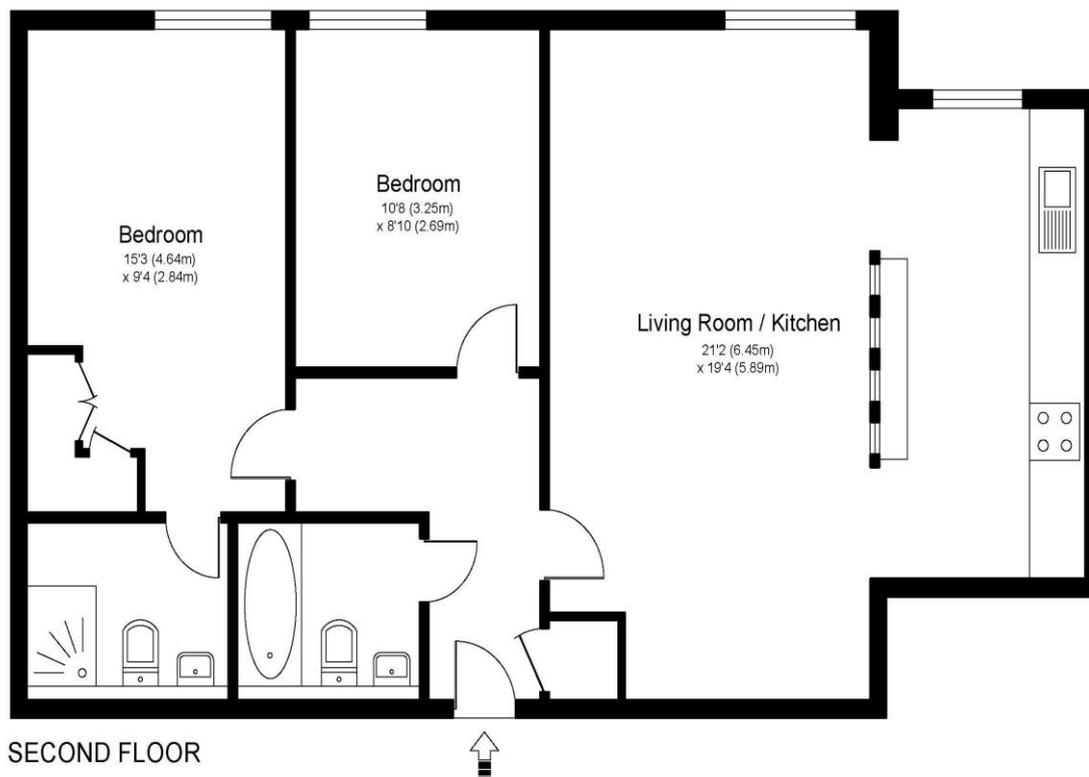


24 Aits View, Victoria Avenue, West Molesey, Surrey, KT8 1TL

£315,000



AIT'S VIEW, VICTORIA AVENUE, WEST AVENUE, KT8



SECOND FLOOR

Approximate Gross Internal Floor Area: 71 m sq / 760 sq 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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.

Set on the second floor of this well-positioned and popular development, this spacious two-bedroom, two-bathroom flat is bright, airy, and presented in excellent condition throughout. Ideally located close to Hurst Park and the River Thames, the property enjoys easy access to scenic towpath walks stretching towards Hampton Court Palace. Everyday essentials are right on your doorstep, including a Tesco and post office, while Hampton Court offers a mainline station, independent shops, and restaurants. Kingston upon Thames is also nearby, known for its excellent retail and leisure options. The flat features a generous living room with large windows offering views towards the river, providing ample space for both relaxing and dining. The kitchen is well laid out, with plenty of fitted cupboards, integrated appliances, and space for a breakfast table. Both bedrooms are comfortable doubles, with the main bedroom benefiting from fitted wardrobes and an en-suite shower room. A separate family bathroom and internal storage cupboard add to the practicality. The development further benefits from secure underground parking, lift access to all floors, and an entry phone system. A superb home combining comfort and convenience, with beautiful outdoor surroundings just moments away. EPC Rating B.



AGENTS NOTES: These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

Equipment: We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

Measurements: Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.