



45 Hampton Court Parade HAMPTON COURT, KT8 9HE

A well presented purpose built top floor flat situated in a central location opposite BR station at Hampton Court, close proximity to River Thames, Hampton Court Palace & the local shops, boutiques, restaurants and amenities Hampton Court village has to offer. The property is presented in good decorative order & offers one double bedroom, living room, kitchen, bathroom, entry phone system and parking.



***ONE DOUBLE BEDROOM**

***GOOD DECORATIVE ORDER.**

***OPP BR STATION & RIVER THAMES.**

***CENTRAL VILLAGE LOCATION .**

***NO ONWARD CHAIN.**

***OFF STREET PARKING**

Offers Over £255,000

FRONT DOOR TO:-

ENTRANCE HALL:-

Coved ceiling and double radiator. Storage cupboard. Parquet flooring. Entryphone system.

LIVING ROOM:- 14' 7" x 15' 3" (4.44m x 4.65m) at widest point.

Dual aspect sashcord window with views of Hampton Court Palace. Feature fireplace with marble hearth.

KITCHEN:- 8' 1" x 7' 4" (2.46m x 2.24m) at widest point.

Rear aspect window. Tiled worksurfaces with fitted sink unit with mixer tap. Range of eye and base level units. Space for cooker, washing machine and fridge freezer.

BEDROOM ONE:- 12' x 9' 11" (3.66m x 3.02m)

Sashcord window with views of Hampton Court Bridge. Dimmer switch. Electric radiator. Parquet flooring.

BATHROOM:-

Coved ceiling and rear aspect frosted window. Suite comprising low level w.c, wall mounted wash hand basin and panel enclosed bath. Heated towel rail. Part tiled walls and tiled floor.

