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# Station Approach, Hampton, TW12 2HY

SOLD!

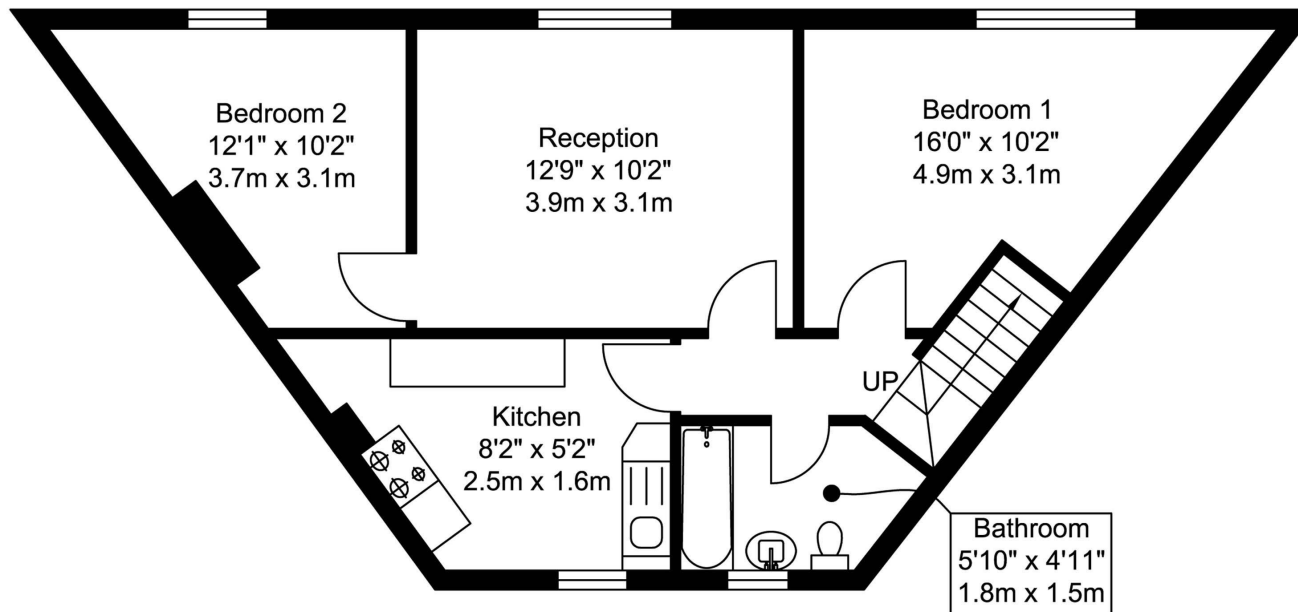
Ideal investment opportunity or first time purchase, fast completion required.

Vacant 2 bedroom first floor maisonette with modern kitchen & bathroom, to be sold with a brand new 125 year lease.

Conveniently located in the heart of Hampton Village and only 100 yards from Hampton railway station, local shops and amenities.

- Ideal First Purchase or Investment
- 2 Bedrooms
- Own Private Street Entrance
- New 125 Year Lease
- Gas Heating & Double Glazing
- No Chain - Vacant
- Located in the Heart of Hampton Village





Approximate Floor Area  
479 sq. ft.  
(44.5 sq. m)

Total Gross Internal Area  
479 sq. ft.  
(44.5 sq. m)

## 6 Station Approach

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

