



76 BRIDGE ROAD

HAMPTON COURT • SURREY



Langham Homes

INDIVIDUAL • INNOVATIVE • EXCLUSIVE

NEXT DOOR TO HISTORY AND JUST MINUTES FROM TOWN. DISCOVER A UNIQUE DEVELOPMENT OF NEW AND CONVERTED APARTMENTS IN A MOST SOUGHT AFTER LOCATION.



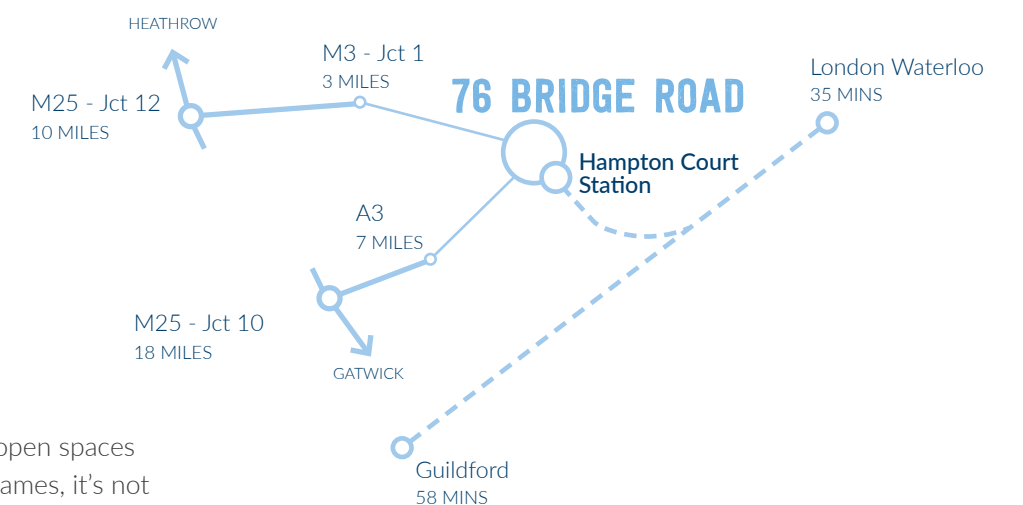


A RETREAT FROM THE HUSTLE OF THE CITY.
A BASE TO EXPLORE THE COUNTRY.
A COSMOPOLITAN LIFESTYLE ON YOUR DOORSTEP.

HAMPTON COURT HAS IT ALL.

76 Bridge Street is a sought after location adjacent to regal Hampton Court Palace, acres of Royal Parkland at Bushy Park, the River Thames and just 100 metres from Hampton Court Station with a fast train service to London.

76 Bridge Road is ideally situated for commuting into central London. On your doorstep is Hampton Court railway station where trains take approximately 35 minutes into London Waterloo and the town is also within an hour's drive of London via the A308/A3. The M25 is easily accessible via junction 10 (A307) or junction 12 (A307) for access to London's airports and national motorway network.



With its abundance of open spaces and proximity to the Thames, it's not surprising that East Molesey is a haven for a host of different recreational activities. Molesey Boat Club is home to both Olympic and World Championship athletes. There's the annual Molesey regatta that attracts amateurs both young and old. Hampton Pool was recently described as "one of Britain's coolest, biggest, hippest pools".

This cosmopolitan area benefits from several contemporary bars and restaurants with a wide variety of cuisines including European at The All Seasons Restaurant & Bar at the Cardinal Wolsey and Lebanese restaurant Mezzet.

Over 800 years of history is on show at the magnificent Hampton Court Palace featuring the famous maze, stunning gardens and is the venue for the annual flower show in July, the largest in the world. A mere stroll across Hampton Court Road is Bushy Park, the second largest of London's eight royal parks. Its mix of woods, gardens, ponds and grassland makes it a fantastic place to observe the herds of Red and Fallow Deer.

Directions to 76 Bridge Road from the A3

Leave A3 at the Scilly Isles junction 10 towards A307 and exit the roundabout onto A307. Continue along following a slight left onto Hampton Court Way/A309. At the roundabout, take the 1st exit onto Embercourt Road/B365 and turn right onto Ember Lane/B3379. Continue along until the next roundabout and take the 2nd exit onto Bridge Road/B3379 where 76 Bridge Road can be found on the left.

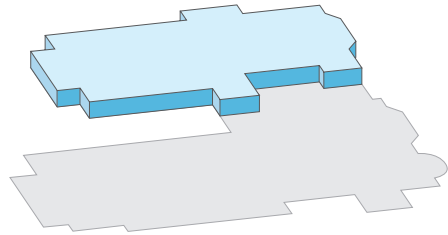


JUST THREE BRAND NEW APARTMENTS BUILT AND FINISHED TO THE HIGHEST STANDARDS

ILLUSTRATION OF APARTMENT SIX KITCHEN/DINING/LIVING AREA



WEST WING
Apartment Six



This stunning two bedroom apartment boasts the luxury of a south facing terrace with steps down to the communal gardens. The kitchen, dining and living areas are open plan in design and lead onto the terrace. Both the master bedroom and bedroom 2 include fitted wardrobes and there are two bathrooms. Plenty of storage areas are considered with additional cupboards and a separate utility room.

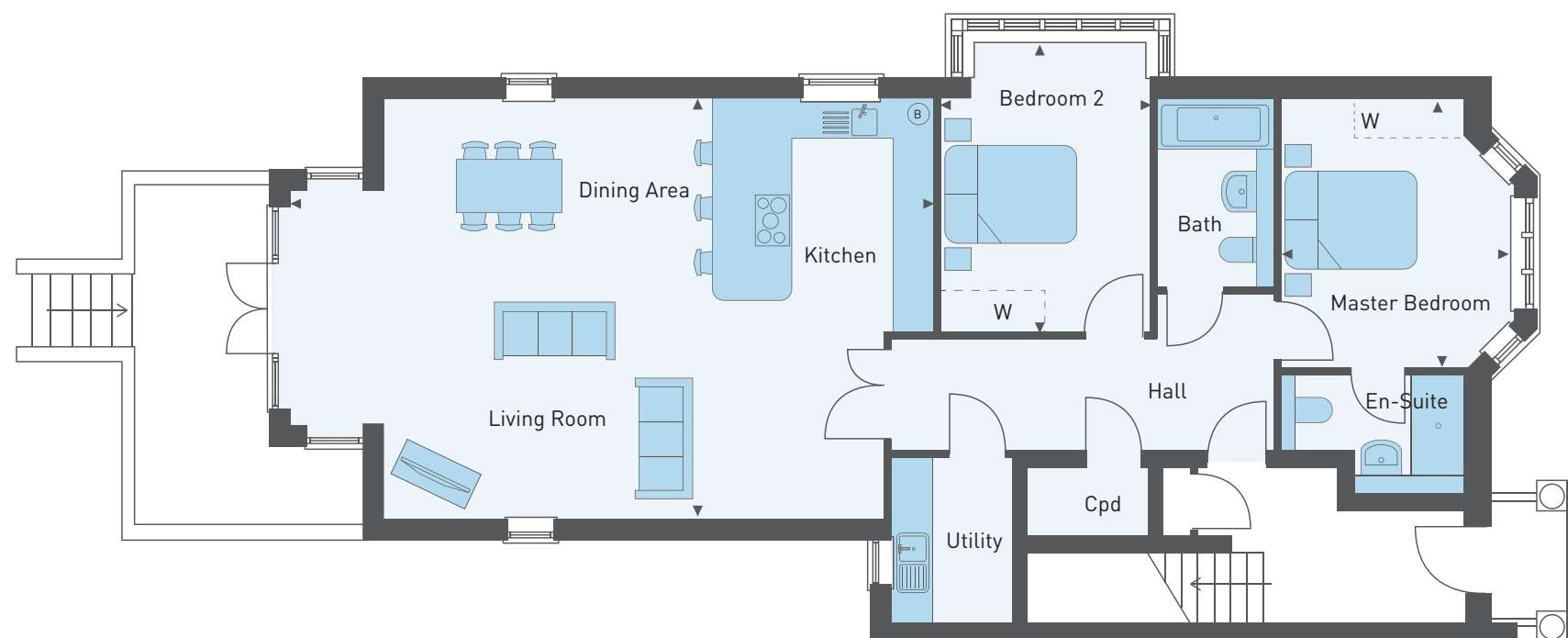
Kitchen/Dining/Living Area	9685mm x 6300mm 31' 09" x 20' 08"
Master Bedroom	4035mm x 3484mm 13' 02" x 11' 05"
Bedroom Two	4385mm x 3110mm 14' 04" x 10' 02"
Total living space	113.1m ² 1218 ft ²



Each apartment is pre-wired for multi room HD TV distribution and has a multi room audio system.



Apartment Six has a large south facing terrace area with steps down to the communal garden.



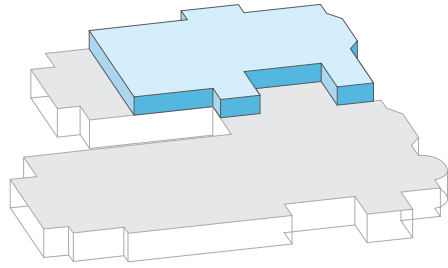
KEY

◀▶ Depicts measurement points | **W** = Wardrobe
C = Cupboard | **AC** = Airing Cupboard

Development layouts provide approximate measurements only and furniture layouts are indicative. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used to calculate carpet sizes, appliance space or items of furniture. Dimensions are provided as gross internal areas and are subject to a variance of +/- 5%.

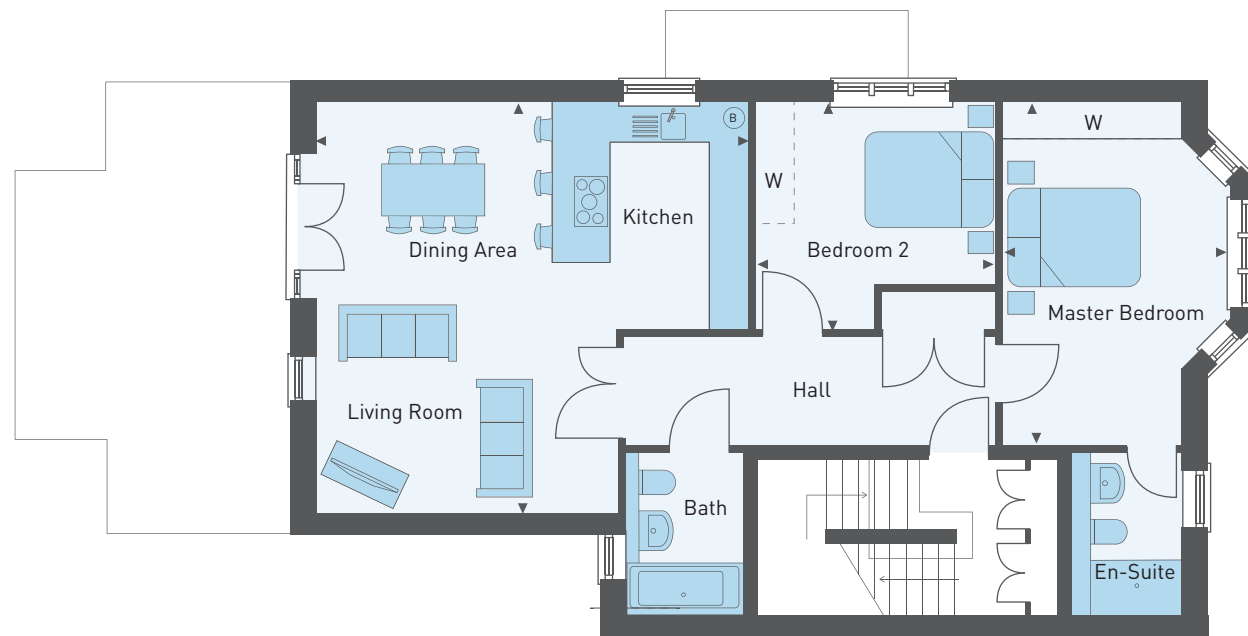
WEST WING

Apartment Seven



Apartment seven features a light and airy open plan kitchen, dining and living area with double doors to a stylish Juliet balcony. The master bedroom and bedroom 2 are located off the spacious hallway and both boast built-in wardrobes whilst the master features an ensuite shower room. A separate bathroom is located across the hall to bedroom 2.

Kitchen/Dining/Living Area	6738mm x 6300mm 22' 01" x 20' 08"
Master Bedroom	5270mm x 3484mm 17' 03" x 11' 05"
Bedroom Two	3657mm x 3485mm 11' 11" x 11' 05"
Total living space	87m ² 935 ft ²



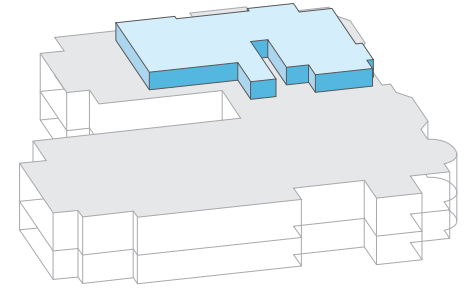
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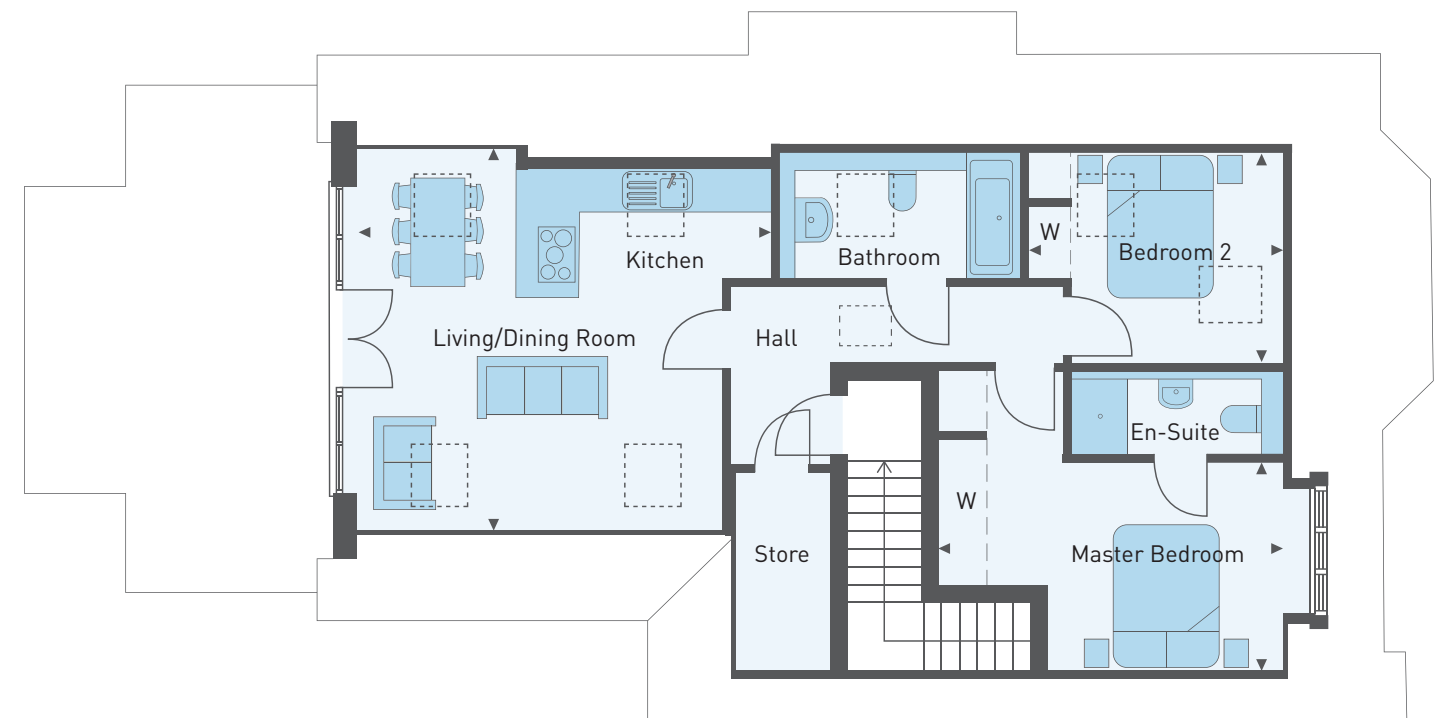
WEST WING

Apartment Eight



This well designed two bedroom apartment has an flexible, open plan kitchen, living/dining area with double doors that open out onto a characteristic Juliet balcony. The master bedroom benefits from both a separate dressing area and ensuite shower room whilst bedroom 2, that could also serve as a study, is particularly light and bright served by two roof windows. A separate bathroom completes the accommodation.

Kitchen Dining/Living Area	5338mm x 5126mm 17' 6" x 16' 10"
Master Bedroom	4791mm x 2967mm 15' 9" x 9' 9"
Bedroom Two	3568mm x 2989mm 11' 8" x 9" 10"
Total living space	70.0 m ² 754 ft ²



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NO DETAIL TOO SMALL

Every Langham Homes property is completed to an exceptionally high standard. Attention to detail and practical consideration ensures fittings, finishes and technology combine for the ultimate in contemporary lifestyle.

KITCHEN AND UTILITY

- An individually designed high quality modern kitchen. Stylish high gloss kitchen units and complementing Silestone worktops

APPLIANCES

Full Siemens appliance range:

- Single oven
- Large stainless steel four burner gas hob
- Built-in microwave
- Extractor hood
- Fully integrated dishwasher
- Integrated fridge/freezer
- Washing machine/dryer

BATHROOMS AND EN-SUITES

- Villeroy & Boch sanitary ware throughout
- Chrome Hansgrohe taps and fittings
- High quality ceramic floor and wall tiles - full height in shower areas
- Towel radiators in all bathrooms

INTERNAL FINISHES

- White four-panel doors with glazed units to living room and kitchen
- All woodwork in matt eggshell complemented by chrome door furniture
- Wardrobes where indicated

ELECTRICAL FITTINGS

- Polished chrome fittings to all rooms
- LED down lighters throughout in white trim
- Engraved multi switch grid system to control the kitchen appliances
- Extractor fans and isolators to bathrooms
- Shaver sockets and demister pads to all bathrooms
- External low level lights to parking area
- High level security light to rear elevation

HOME ENTERTAINMENT/ TELEVISION

- Multi-room sound entertainment - the property will be prewired to facilitate a choice of multi-room audio systems to principal areas: kitchen/family, living, master bedroom and en-suite
- Satellite and Aerial System - UHF/ VHF/DAB aerials and Sky satellite system installed
- Pre-wired for multi-point high definition video distribution such as Sky+HD, allowing multi room viewing of different channels
- Internet network in all rooms ready for broadband and smart TV connection
- Star-wired BT structure for telecoms connectivity from any landline phone to multiple lines, as well as features such as intercom and room-to-room paging
- Video door entry system - video and audio handsets to each apartment

EXTERNAL FINISHES

- Indian sandstone paving to all paths and patios
- Block paving to parking area



Each apartment has its own allocated off-road parking space.



DISCLAIMER: The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Langham Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Applicants are advised to contact the developer or selling agent to ascertain the availability of the property to avoid a fruitless journey. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. All measurements may vary within a tolerance of +/- 5%.

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SEVEN DAYS A WEEK