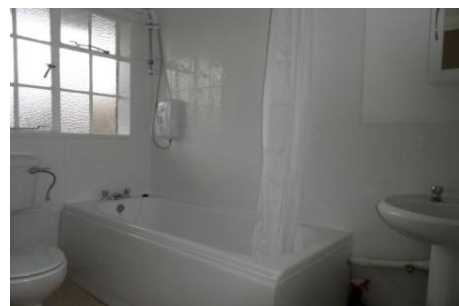




23 Hampton Court Parade East Molesey, KT8 9HE

Completely refurbished first floor two bedroom apartment offering good size accommodation. The property is situated in a central Hampton Court location opposite BR station and within walking distance of all local amenities, restaurants, boutiques, River Thames and Hampton Court Palace. The property benefits from new kitchen and bathroom, new decor and carpets and updated electrics. An internal inspection of this property is highly recommended.



COMPLETELY REFURBISHED

TWO BEDROOMS

NEW DECOR & CARPETS

CENTRAL HAMPTON COURT LOCATION

NEW KITCHEN & BATHROOM

OFF STREET PARKING

£1,100 Unfurnished

23 Hampton Court Parade
East Molesey, KT8 9HE

£1,100

COMMUNAL ENTRANCE HALL:

Stairs to first floor-;

FRONT DOOR TO-:

ENTRANCE HALL:

Entyphone system. Communal double radiator. Doors to-:

LIVING ROOM: 13' 10" x 11' 8" (4.22m x 3.56m)

Double aspect windows. T.V.point. Wall mounted electric heater.

KITCHEN: 11' 10" x 7' 5" (3.61m x 2.26m)

Newly fitted kitchen. Rear aspect window and electric heater. Roll top worksurfaces with drawers under and Stainless steel sink unit with mixer tap. Fitted oven and hob with extractor fan above. Washing machine and fridge freezer. Meter cupboard.

BEDROOM ONE: 13' 9" x 11' 6" (4.19m x 3.51m)

Double aspect windows and electric wall mounted heater. Built in double wardrobe.

BEDROOM TWO: 12' 0" x 7' 7" (3.66m x 2.31m)

Rear aspect window and electric wall mounted heater. Built in double wardrobe.

BATHROOM:

Frosted rear aspect window and communal double radiator. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath with mixer tap. and electric Triton shower unit. Tiled walls, shaving point and bathroom cabinet.

PARKING:

Off street parking to rear.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Performance Certificate



23, Hampton Court Parade, EAST MOLESEY, KT8 9HE

Dwelling type: Mid-floor flat
Date of assessment: 02 December 2013
Date of certificate: 02 December 2013
Reference number: 9114-2872-7725-9107-2311
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

Use this document to:

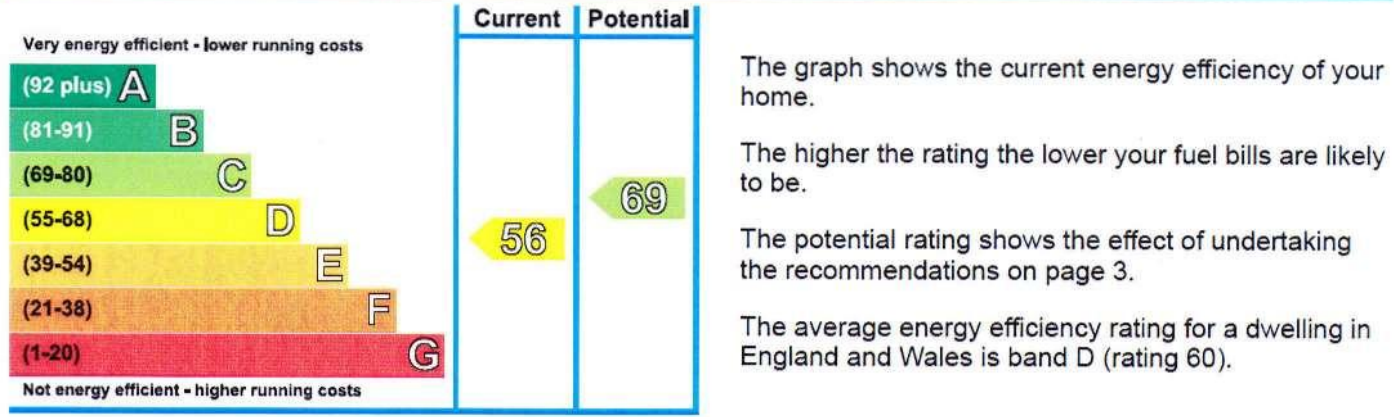
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,319
Over 3 years you could save	£ 681

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 108 over 3 years	
Heating	£ 1,608 over 3 years	£ 981 over 3 years	
Hot Water	£ 549 over 3 years	£ 549 over 3 years	
Totals	£ 2,319	£ 1,638	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 381	
2 Draught proofing	£80 - £120	£ 36	
3 Low energy lighting for all fixed outlets	£15	£ 45	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.