



Flat 37, Aits View Victoria Avenue West Molesey, KT8 1TL

Top floor apartment with views of the River Thames situated close to local amenities and within a mile of Hampton Court BR station. The accommodation comprises of one bedroom, fitted kitchen, living room, bathroom and full width balcony offering panoramic views over the River Thames. The property also benefits from double glazing and communal lift. This property is currently tenanted on an AST and represents an ideal investment opportunity.

***ONE BEDROOM**

***BALCONY**

***CLOSE TO LOCAL AMENITIES**

***FITTED KITCHEN**

***RIVER VIEWS**

***DOUBLE GLAZING**

£249,950 Leasehold

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£249,950

COMMUNAL FRONT DOOR TO-':

Lift or stairs to top floor-:

ENTRANCE HALL:

Entryphone system. Storage cupboard and cupboard housing hot water tank. Electric panel heater. Doors to-:

LIVING ROOM: 15' 7" x 11' 5" (4.75m x 3.48m)

Double aspect double glazed windows to balcony. Electric panel heater. T.V point and telephone point. Panoramic views over River Thames.

KITCHEN: 14' 8" x 7' 7" (4.47m x 2.31m)

Inset ceiling spotlights and part tiled walls. Roll top worksurfaces with Stainless steel 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Integrated fridge freezer, dishwasher and washing machine.

BEDROOM: 14' 3" x 9' 5" (4.34m x 2.87m)

Double glazed sliding patio doors to balcony. Electric panel heater. T.V.point and telephone point. Door to-:

BATHROOM:

Inset ceiling spotlighting and part tiled walls. Suite comprising of low level w.c, pedestal sink unit with mixer tap and panel enclosed bath with mixer tap and shower attachment. Extractor fan and Dimplex electric heater.

BALCONY:

Running full width of apartment and offering Panoramic views over the River Thames

PARKING:

Underground parking.

LEASE:

We have not seen a copy of the lease and cannot confirm property charges or lease details.

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

Flat 37 Aits View, Victoria Avenue, WEST MOLESEY, KT8 1TL

Dwelling type:	Top-floor flat	Reference number:	0658-9015-7258-2174-0994
Date of assessment:	05 August 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	22 August 2014	Total floor area:	49 m ²

Use this document to:

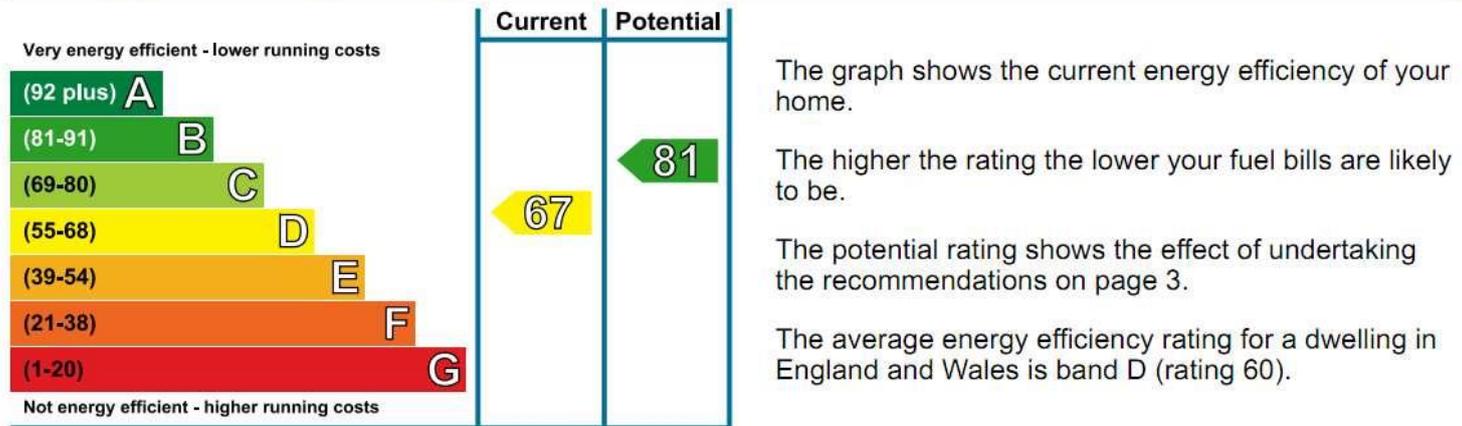
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,653
Over 3 years you could save	£ 678

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 123 over 3 years	£ 138 over 3 years	
Heating	£ 855 over 3 years	£ 498 over 3 years	
Hot Water	£ 675 over 3 years	£ 339 over 3 years	
Totals	£ 1,653	£ 975	

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 Fan assisted storage heaters and dual immersion cylinder	£600 - £800	£ 681	

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.