

## Flat 26, Ann Boleyn House Queens Reach East Molesey, KT8 9DE

Luxury second floor apartment in sought after gated riverside development. The property is offered in good decorative order and benefits from fitted kitchen/breakfast room, family and en-suite bathrooms. Situated in Hampton Court village & close to the B.R station, local shops, boutiques and restaurants. The property comprises of two bedrooms, fitted kitchen/breakfast room, en-suite bathroom, shower room & living room offering views towards the river. Other benefits include gas central heating, video entry phone system, allocated parking and landscaped communal grounds leading to River Mole.

**\* GATED RIVERSIDE DEVELOPMENT**

**\* TWO BEDROOMS**

**\* EN-SUITE & FAMILY BATHROOMS**

**\* SITUATED IN HAMPTON COURT VILLAGE**

**\* FITTED KITCHEN/BREAKFAST ROOM**

**\* ALLOCATED PARKING**

**£559,950**

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## COMMUNAL FRONT DOOR-:

Stairs to second floor landing & Front door to-:

## ENTRANCE HALL-:

Coved ceiling. Inset ceiling lights. Video entry phone. Radiator and cupboard housing Mega flow hot water cylinder. Doors off-:

## LIVING ROOM-: 18' 5" x 14' 3" (5.61m x 4.34m)

Coved ceiling. Dual aspect windows with views towards river. Radiator. Feature fireplace with marble centre and hearth.

## KITCHEN/BREAKFAST ROOM-: 14' 10" x 9' 9" (4.52m x 2.97m)

Coved ceiling. Inset ceiling lights. Range of eye & base level units. Work surfaces with drawers under. Ceramic 1 1/2 bowl sink unit. Fitted oven & hob with extractor fan above. Space & plumbing for washing machine & dishwasher, space for fridge freezer. Rear aspect window. Radiator. Vaillant gas boiler.

## BEDROOM 1-: 14' 5" x 11' 8" (4.39m x 3.55m)

Coved ceiling. Dual aspect windows. Fitted double wardrobe. Radiator.

## EN-SUITE BATHROOM-:

Coved ceiling. Inset ceiling lights. Extractor fan. Suite comprising wash hand basin with mixer tap & cupboard under. Low level WC. Panel enclosed bath with mixer tap & shower attachment. Additional eye level cabinets with mirror & light. Marble tiled walls. Tiled floor. Heated towel rail.

## BEDROOM 2-: 11' 8" x 10' 2" (3.55m x 3.10m)

Coved ceiling. Side aspect window. Radiator. Fitted double wardrobe.

## SHOWER ROOM-:

Coved ceiling. Inset ceiling lights. Extractor fan. Suite comprising -Wash hand basin with mixer tap & cupboard under. Shower cubicle with built in shower unit, tiled surround. Low level WC. Shaving pt. wall light. Heated towel rail. Tiled floor.

### **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 26 Ann Boleyn House, Queens Reach, EAST MOLESEY, KT8 9DE

Dwelling type: Top-floor flat  
 Date of assessment: 01 September 2016  
 Date of certificate: 01 September 2016  
 Reference number: 8500-1897-1129-9206-5163  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 82 m<sup>2</sup>

## 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

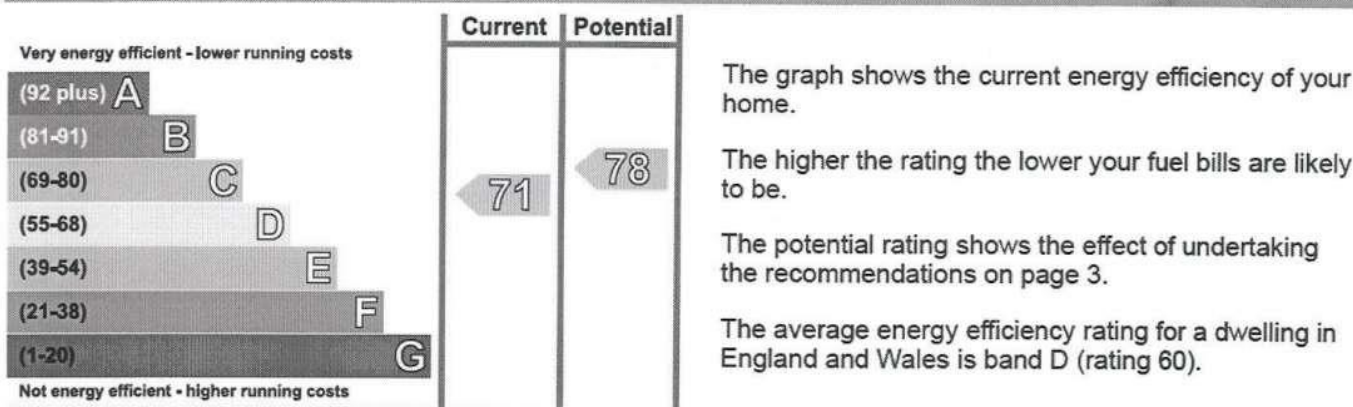
Estimated energy costs of dwelling for 3 years:	£ 1,962
Over 3 years you could save	£ 483

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 363 over 3 years	£ 183 over 3 years	
Heating	£ 1,047 over 3 years	£ 912 over 3 years	
Hot Water	£ 552 over 3 years	£ 384 over 3 years	
<b>Totals</b>	<b>£ 1,962</b>	<b>£ 1,479</b>	

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 Low energy lighting for all fixed outlets	£40	£ 150	
2 Heating controls (room thermostat)	£350 - £450	£ 105	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 231	✓

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://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.