

10 Kings Chase EAST MOLESEY, KT8 9DG

Ground floor maisonette within walking distance of Hampton Court BR station, River Thames and shops. The accommodation comprises of one bedroom, living room, kitchen and bathroom and also benefits from gas central heating and allocated parking.

***ONE BEDROOM**

***GROUND FLOOR**

***WITHIN WALKING DISTANCE OF BR STATION**

***GOOD DECORATIVE ORDER**

***GAS CENTRAL HEATING**

***ALLOCATED PARKING**

Monthly Rental Of £850

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EAST MOLESEY, KT8 9DG

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ENTRANCE HALL:-

Coved ceiling and wood flooring. Small single radiator and wall mounted thermostat.

LIVING ROOM:- 11' 1" x 9' 7" (3.38m x 2.92m)

Coved ceiling and rear aspect leaded light window. Single radiator. Wood flooring. T.V.point.

KITCHEN:- 9' 10" x 6' 4" (3m x 1.93m)

Coved ceiling and front aspect leaded light window. Roll top worksurfaces and stainless steel sink unit with mixer tap. Range of eye and base level units. Fitted gas oven and hob, fridge freezer and washing machine. Breakfast bar. Part tiled walls and wall mounted boiler.

BEDROOM:- 9' 8" x 9' 6" (2.95m x 2.9m)

Coved ceiling. Rear aspect leaded light window with single radiator under. Built in storage cupboard and airing cupboard.

BATHROOM:-

Front aspect leaded light frosted window. Single radiator and part tiled walls. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath with mixer tap and power shower.

PARKING:-

Allocated parking.

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.

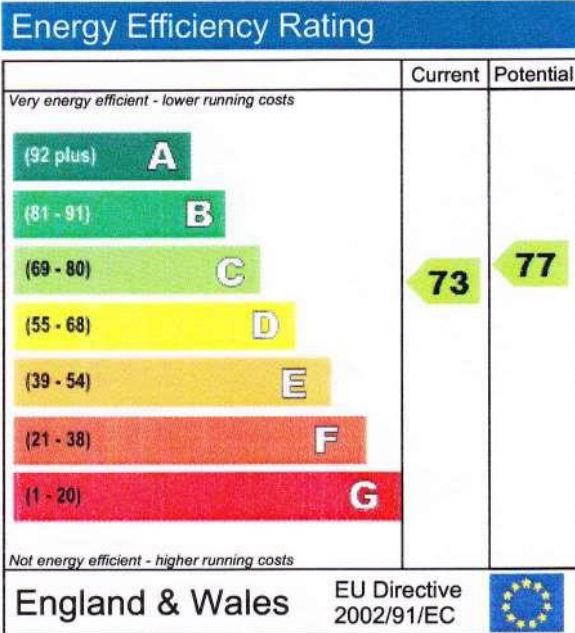
Energy Performance Certificate



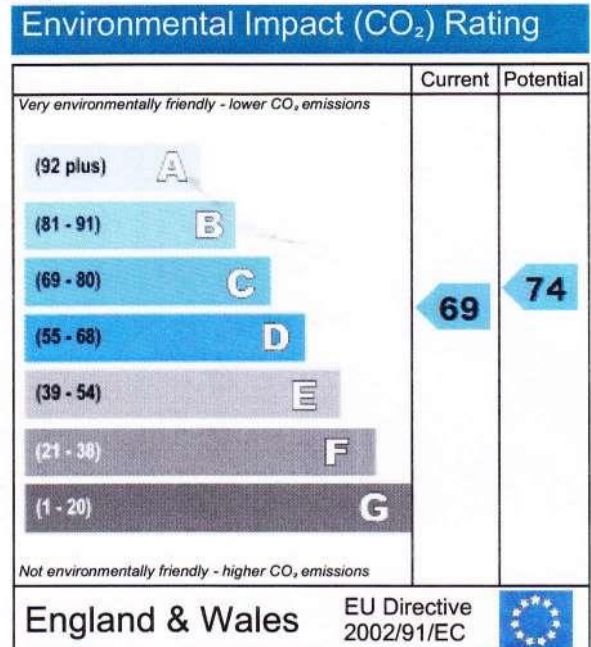
10, Kings Chase
EAST MOLESEY
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Dwelling type: Ground floor flat
Date of assessment: 15 July 2009
Date of certificate: 16 July 2009
Reference number: 8541-6923-6040-8495-3092
Total floor area: 34 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 321 kWh/m ² per year | 270 kWh/m ² per year |
| Carbon dioxide emissions | 1.8 tonnes per year | 1.5 tonnes per year |
| Lighting | £30 per year | £17 per year |
| Heating | £281 per year | £258 per year |
| Hot water | £95 per year | £82 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome