

## 17 Hidden Close West Molesey, KT8 2BB

A modern ground floor two bedroom maisonette situated in a secure gated development on the East/West Molesey border. Presented in excellent decorative order with fully fitted modern kitchen & large modern bathroom. Allocated parking space and visitor parking available.

**\* QUIET GATED DEVELOPMENT**

**\*LARGE MODERN BATHROOM**

**\*DOUBLE GLAZING**

**\*FULLY FITTED KITCHEN**

**\*TWO BEDROOMS**

**\*ALLOCATED PARKING**

**£354,950**

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## West Molesey, KT8 2BB

£354,950

### FRONT DOOR TO:-

### ENTRANCE HALL:

Smoke alarm. Double radiator. Tiled flooring. Doors to:-

### KITCHEN: 10' 0" x 6' 4 (3.05m x 1.93m)

Smoke Alarm and spotlighting. Granite worksurfaces with recess sink unit and mixer tap. Range of eye and base level units. Stainless steel Zanussi oven and gas hob with Stainless steel extractor fan above and Stainless steel splashback. Integrated fridge freezer, dishwasher and washing machine. Cupboard housing gas central heating boiler. Tiled flooring.

### LIVING ROOM: 14' 4" x 13' 4 (4.37m x 4.06m)

Double glazed double aspect windows and two double radiators. Laminate wood flooring. T.V.point, telephone point and wall mounted thermostat.

### BEDROOM ONE: 13' 7" x 12' 7 (4.14m x 3.83m)

Double glazed front aspect window and double radiator under. Laminate wood flooring.

### BEDROOM TWO: 13' 4" x 10' 0 (4.06m x 3.05m)

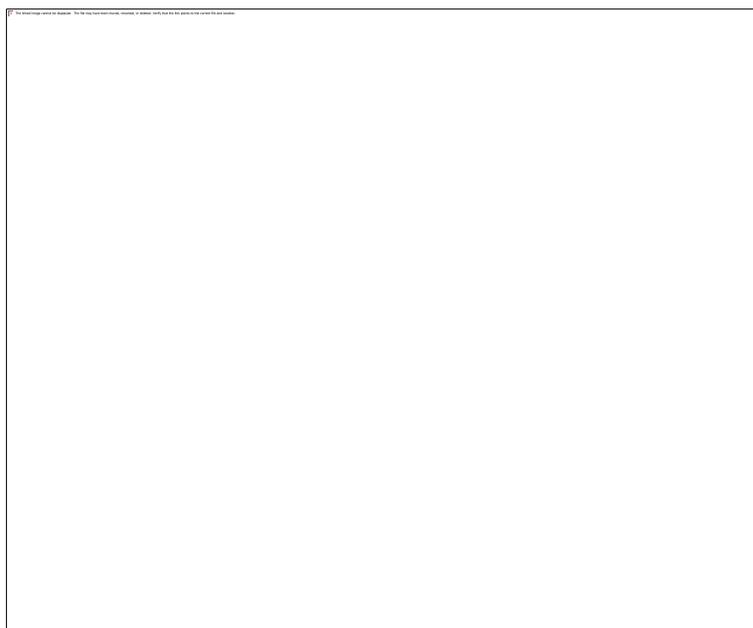
Double glazed double aspect windows and double radiator. Laminate wood flooring.

### BATHROOM:

Extractor fan. Suite comprising of low level w.c, pedestal wash hand basin with mixer tap and panel enclosed bath with mixer tap and shower attachment and shower screen. Heated towel rail. Fully tiled walls and flooring. Shaving point.

### PARKING:

Allocated.



#### 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

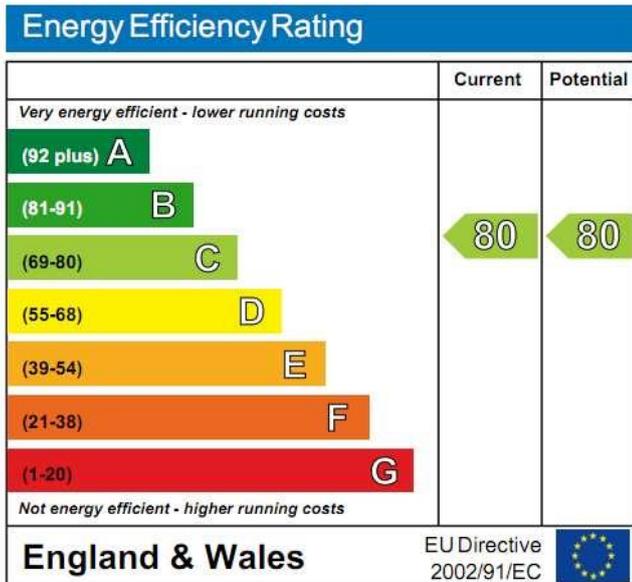


17, Hidden Close  
WEST MOLESEY  
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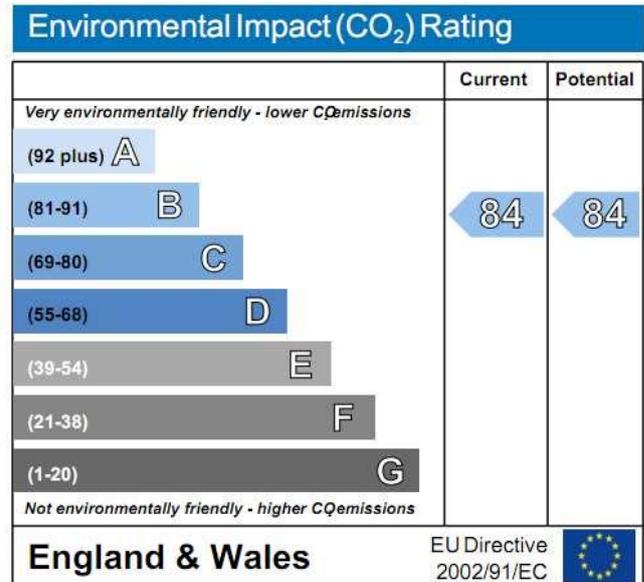
Dwelling type:  
Date of assessment:  
Date of certificate:  
Reference number:  
Type of assessment:  
Total floor area:

Ground-floor flat  
October 2011  
23 October 2011  
0598-3827-6854-9090-4905  
SAP, new dwelling  
68 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the Rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	106 kWh/m <sup>2</sup> per year	106 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£49 per year	£49 per year
Heating	£234 per year	£234 per year
Hot water	£77 per year	£77 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. 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](http://www.energysavingtrust.org.uk)