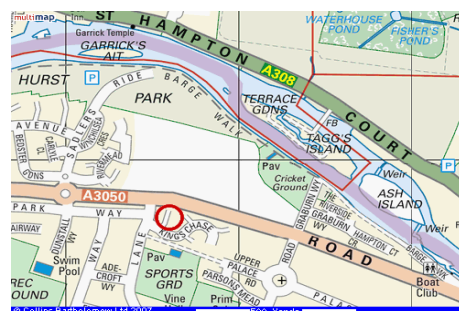




## 10 Kings Chase EAST MOLESEY, KT8 9DG

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**

10 Kings Chase

EAST MOLESEY, KT8 9DG

Monthly Rental Of £850

- 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.

# Energy Performance Certificate




10, Kings Chase  
EAST MOLESEY  
KT8 9DG

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 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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>73</b>	<b>77</b>
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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.

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>	<b>69</b>	<b>74</b>
(55 - 68) <b>D</b>		
(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

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	321 kWh/m <sup>2</sup> per year	270 kWh/m <sup>2</sup> 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](http://www.energysavingtrust.org.uk/myhome)