

### 3 Carlyle Close West Molesey, KT8 1SX

A stunning two bedroom split level maisonette presented in excellent decorative order having undergone an complete refurbishment programme by the present owner; works include a new contemporary fitted kitchen/breakfast room & new bathroom suite, new plumbing & rewiring, complete redecoration and plastering. Futher benefits include new flooring throughout to include laminate and carpeting, double glazing with new window blinds and light fittings. Situated in a cul de sac location on the popular riverside development in Hurst Park, the property offers excellent size accommodation, with a large reception room, fitted kitchen/breakfast room, bathroom and garage.

**\*STUNNING TWO BEDROOM SPLIT LEVEL MAISONETTE.**

**\*CONTEMPORARY FITTED KITCHEN/BREAKFAST ROOM**

**\*EXCELLENT DECORATIVE ORDER.**

**\*COMPLETELY REFURBISHED THROUGHOUT**

**\*NEW FITTED BATHROOM SUITE**

**\*GARAGE EN BLOCK.**

**\*LONG LEASE**

**£399,950**

Entrance Hall

Double glazed front aspect window. Large storage cupboard housing meters. Stairs to first floor landing:-

First Floor Landing

Door to:-

Living Room

Coved ceiling. Double glazed dual aspect windows with bench window seating under. Two double radiators with contemporary covers. Laminate wood flooring. Stairs to second floor & squared archway through to:-

Kitchen/Breakfast room:

**BREAKFAST AREA:-** Coved ceiling. Double glazed rear aspect window. Double radiator with contemporary cover. Contemporary high gloss eye, base & tall level cupboards with integrated fridge under and central display for TV. Gas boiler. Laminated wood flooring. **KITCHEN AREA:-** Coved ceiling. High gloss eye & base level cupboards. Integrated Zanussi appliances to include dishwasher, washing machine and fridge/freezer, fitted double oven with microwave & fitted hob with stainless steel extractor fan above. 1 1/2 bowl stainless steel sink with mixer tap. laminated wood flooring

Second floor landing.

Airing cupboard. Gas central heating control. Loft Access. Doors to:-

Bedroom 1

Coved ceiling. Double glazed dual aspect windows. Fitted double wardrobe. Double radiator with cover. Fitted desk unit.

Bedroom 2

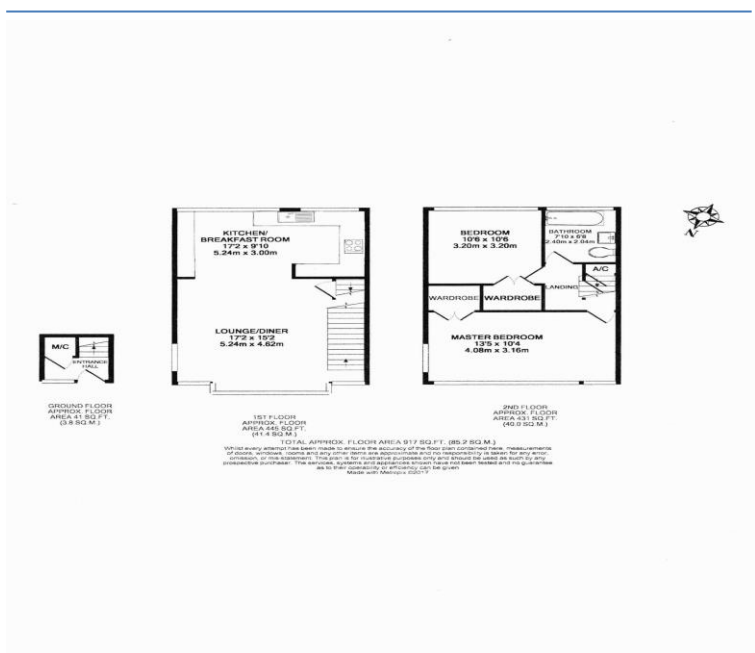
Double glazed rear aspect window. Radiator with cover. Fitted double wardrobe.

Bathroom

Inset ceiling lights. Frosted double glazed rear aspect window. Heated towel rail. Modern white suite comprising, panel enclosed bath with integrated power shower.& rainfall shower head above. Wash hand basin with mixer tap and cupboard under. Low level WC. Fully tiled walls & flooring.

Garage en Block.

New garage door.



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

3, Carlyle Close, WEST MOLESEY, KT8 1SX

**Dwelling type:** Top-floor maisonette  
**Date of assessment:** 10 August 2017  
**Date of certificate:** 11 August 2017

**Reference number:** 8033-7428-5540-9340-0996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 74 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

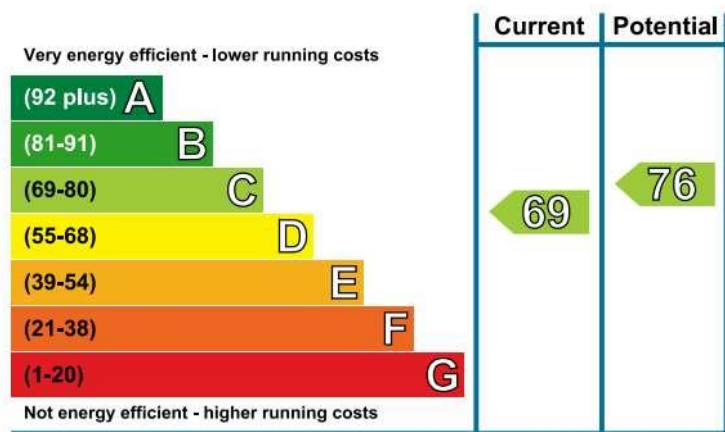
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,917</b>
<b>Over 3 years you could save</b>	<b>£ 462</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 180 over 3 years	
Heating	£ 1,335 over 3 years	£ 870 over 3 years	
Hot Water	£ 402 over 3 years	£ 405 over 3 years	
<b>Totals</b>	<b>£ 1,917</b>	<b>£ 1,455</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 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 Cavity wall insulation	£500 - £1,500	£ 459	

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.