



## HAMPTON COURT, KT8 9HE

A large purpose built three bedroom first floor apartment presented in very good decorative order. This property is situated in a central location opposite Hampton Court BR station, all local amenities, cafes & restaurants, River Thames & Hampton Court Palace. The apartment also benefits from modern fitted kitchen & bathroom with separate WC, dual aspect living room, extended lease and parking. This will appeal to a buy to let investor or first time buyer.

**\*PURPOSE BUILT FIRST FLOOR APARTMENT**

**\*THREE DOUBLE BEDROOMS**

**\*MODERN FITTED KITCHEN & BATHROOM**

**\*LONG EXTENDED LEASE**

**\*OPPOSITE HAMPTON COURT BR STATION**

**\*PARKING**



**Energy Performance Certificate**

20, Hampton Court Parade, EAST MOLESEY, KT8 9HE  
 Dwelling type: Mid-floor flat Reference number: 8678-7526-5160-7842-9996  
 Date of assessment: 12 June 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 12 June 2018 Total floor area: 72 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>£ 2,898</b>
<b>Over 3 years you could save</b>	<b>£ 969</b>

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 162 over 3 years	
Heating	£ 2,376 over 3 years	£ 1,473 over 3 years	
Hot Water	£ 294 over 3 years	£ 294 over 3 years	
<b>Totals</b>	<b>£ 2,898</b>	<b>£ 1,929</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**

Very energy efficient - lower running costs	Current	Potential	Very energy efficient - higher running costs
(92-100) <b>A</b>			(1-10) <b>G</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(1-38) <b>F</b>			
(1-10) <b>G</b>	<b>(80)</b>	<b>(72)</b>	<b>(1-10) <b>G</b></b>

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 798
2 Low energy lighting for all fixed outlets	£15	£ 54
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 117

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.

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**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.

