

Flat 70, Catherine Howard House Queens Reach East Molesey, KT8 9DE

A large well presented second floor two bedroom, gated riverside apartment situated in the sought Queens Reach development. In the centre of Hampton Court village, with many shops, boutiques, restaurants & BR Station this apartment offers a fitted Kitchen/breakfast room, en-suite & family bathrooms, two double bedrooms, large living room with direct river views & garage. Offered unfurnished and available now!

***CENTRAL HAMPTON COURT LOCATION**

***GATED RIVERSIDE DEVELOPMENT-
RIVER VIEWS.**

***TWO BATHROOMS.**

***LARGE FITTED KITCHEN/FAMILY ROOM**

***TWO DOUBLE BEDROOMS**

***INTEGRAL GARAGE**

***AVAILABLE IMMEDIATELY**

Monthly Rental over £1,600

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Communal Entrance Hall:

Stairs or lift to second floor. Front door to:-

Entrance Hall:

Coved ceiling and ceiling lights. Video entry phone. Cupboard housing Mega flow boiler. Radiator. Doors off:

Living Room

Coved ceiling & ceiling lights. Dual aspect windows with direct views of the river. Feature fireplace with marble hearth. Radiator.

Kitchen/Breakfast Room

Coved ceiling & ceiling lights. Rear aspect window. Range of eye and base level units. Roll top work surfaces with drawers under. Fitted oven & hob. Fitted dishwasher. Washing machine & fridge/freezer.

Bedroom 1

Dual aspect windows. Fitted double wardrobe. Radiator.

En-suite Bathroom.

Suite comprising wash hand basin with mixer tap & cupboard under. Low level WC. Panel enclosed bath with mixer tap & shower attachment. Vanity unit. Shaving point. Heated towel rail. Marble tiling. Side aspect window.

Bedroom 2

Front aspect window. Fitted double wardrobe. Radiator.

Bathroom:

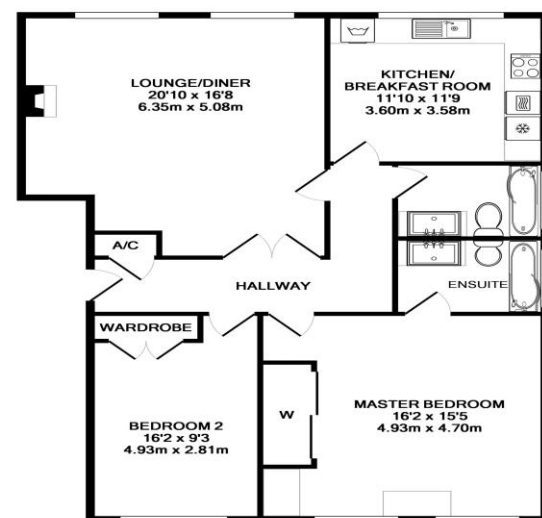
Frosted side aspect window. Suite comprising panel enclosed bath with mixer tap & shower attachment. Low level WC. Wash hand basin with mixer tap & cupboard under. Heated towel rail. Shaving & wall light points.

Communal Riverside Gardens.

A gated, secure riverside development with attractive, landscaped gardens leading to river Mole. This apartment is situated next to the river with direct river views.

Garage

Integrated garage below the apartment with power & light and additional parking to the front.



TOTAL APPROX. FLOOR AREA 1033 SQ.FT. (96.0 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Flat 70 Catherine Howard House, Queens Reach, EAST MOLESEY, KT8 9DE

Dwelling type: Mid-floor flat
Date of assessment: 25 January 2017
Date of certificate: 26 January 2017
Reference number: 8043-7629-4940-1945-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 102 m²

Use this document to:

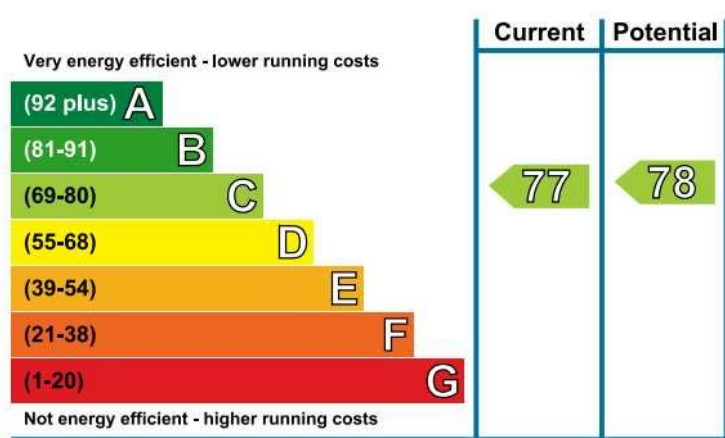
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,767
Over 3 years you could save	£ 120

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 213 over 3 years	
Heating	£ 1,017 over 3 years	£ 978 over 3 years	
Hot Water	£ 486 over 3 years	£ 456 over 3 years	
Totals	£ 1,767	£ 1,647	

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 Low energy lighting for all fixed outlets	£15	£ 45	
2 Heating controls (room thermostat)	£350 - £450	£ 81	

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 or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.