



24b Palace Road East Molesey, KT8 9DL

A two bedroom first floor conversion apartment situated in on of East Molesey's premier roads close to Hampton Court village, BR station, boutiques, restaurants and River Thames. The property is offered in excellent decorative order with high ceilings and period features and benefits from fitted kitchen, modern bathroom and off street parking.

***PREMIER LOCATION**

***TWO BEDROOMS**

***HIGH CEILINGS & PERIOD FEATURES**

***FIRST FLOOR CONVERSION APARTMENT**

***FITTED KITCHEN**

***OFF STREET PARKING**

Monthly Rental Of £1,500

REAR ACCESS COMMUNAL DOOR-:

To entrance hall with stairs to first floor landing. Sashcord rear aspect window.

UTILITY ROOM:

Washing machine and storage cupboards.

FRONT DOOR TO-:

ENTRANCE HALL:

Entryphone system. Wood flooring. Doors off to-:

LIVING ROOM: 20' 0" x 13' 11 (6.09m x 4.24m)

Coved ceiling and double aspect sashcord windows. Double radiator and wall mounted thermostat. Feature fireplace with Cast Iron fire and Marble surround and Slate hearth. Shelving units to either side. Wood flooring.

KITCHEN: 9' 4" x 8' 0 (2.84m x 2.44m)

Coved ceiling and Sashcord side aspect window. Roll top worksurfaces with 1 1/2 bowl sink unit with mixer tap. Range of eye and base level units. Fitted Siemens oven and hob with extractor fan above. Integrated Bosch dishwasher. Fridge freezer and microwave oven. Double radiator and wood flooring. Part tiled walls. Lobby with door to-:

BATHROOM:

Low voltage ceiling lighting. Suite comprising of low level w.c, wash hand basin with mixer tap and panel enclosed bath with built in power shower and shower screen. Large mirrored vanity unit. Fully tiled walls. Shaving point.

BEDROOM ONE: 14' 10" x 11' 2 (4.52m x 3.40m)

Coved ceiling and picture rail. Double glazed rear aspect window and double radiator. Large fitted double wardrobes to either side of central display recess. Wood flooring. Telephone point/Aerial point.

BEDROOM TWO: 12' 5" x 12' 0 (3.78m x 3.65m)

Low voltage ceiling lights. Sashcord front aspect window with storage units under. Picture rail. Fitted double wardrobe with storage cupboards to either side. Wood flooring.

PARKING:

One off street parking space.

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

24b, Palace Road, EAST MOLESEY, KT8 9DL

Dwelling type:	Mid-floor flat	Reference number:	0707-2810-7672-9394-4245
Date of assessment:	10 March 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	10 March 2014	Total floor area:	71 m ²

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:	£ 2,847
Over 3 years you could save	£ 1,326

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 138 over 3 years	
Heating	£ 2,250 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 339 over 3 years	£ 348 over 3 years	
Totals	£ 2,847	£ 1,521	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	
(55-68) D	54		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



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).

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,047	
2 Floor insulation	£800 - £1,200	£ 78	
3 Low energy lighting for all fixed outlets	£45	£ 102	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.