



Flat 2, Catherine of Aragon House East Molesey, KT8 9DE

A large & beautifully presented one bedroom ground floor apartment situated in a sought after, secure, gated riverside development in the centre of Hampton Court village, providing many shops, boutiques, restaurants, the River Thames and BR. Station. Hampton Court really does provide a wonderful environment in which to relax and socialise with friends & family. The property has undergone extensive improvements to include a refitted kitchen, Amtico flooring and redecoration throughout. Further benefits include a modern fitted bathroom suite, gas central heating, a secluded private patio area & allocated parking with communal grounds leading to the River Mole.



***LUXURY GROUND FLOOR APARTMENT**

***LARGE ONE BEDROOM**

***MODERN REFITTED KITCHEN**

***GATED RIVERSIDE DEVELOPMENT**

***PRIVATE PATIO AREA**

***CENTRAL HAMPTON COURT LOCATION**

***LANDSCAPED COMMUNAL GROUNDS**

***MODERN BATHROOM SUITE**

£399,950

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ENTRANCE HALL:

Coved ceiling with inset ceiling lights. Double radiator. Video entry phone. Panic button & alarm system. Storage cupboard. Amtico flooring. Doors off to:-

LIVING ROOM: 23' 5" x 16' 0" narrowing to 12' 1" (7.13m x 4.87m)

Coved ceiling. Double radiator. Two wall light points. Telephone/TV point. Amtico flooring. French doors to outside patio area & open plan to Kitchen.

KITCHEN: 11' 5" x 6' 4" (3.48m x 1.93m)

Modern eye & base level units, with additional pull out storage units. Concealed unit lighting. Roll top work surfaces with drawers under. Fitted stainless steel oven & hob with extractor fan above. Single bowl sink unit with mixer tap. Integrated washer/dryer & slim line dishwasher. Part tiled walls. Side aspect window. Amtico flooring.

BEDROOM: 17' 7" x 11' 10" (5.36m x 3.60m)

Coved ceiling. Rear aspect window. Double radiator. Two wall light points. Dimmer switch. Telephone point & panic button. Fitted double wardrobes, with sliding doors.

BATHROOM:

Coved ceiling with inset ceiling lights. Modern suite comprising low level WC, wash hand basin with mixer tap & cupboard under, panel enclosed bath with mixer tap, shower attachment & glass shower screen. Stainless steel heated towel rail. Shaving point. Extractor fan. marble tiled walls & stone flooring.

OUTSIDE:

Private & secluded private patio area.

COMMUNAL RIVERSIDE GARDENS

A gated development with attractive, landscaped communal gardens leading to the River Mole.

PARKING:

An allocated parking space is provided for one car, with further visitors parking offered within the development.



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

Flat 2, Catherine of Aragon House, Queens Reach, EAST MOLESEY, KT8 9DE

Dwelling type: Ground-floor flat
Date of assessment: 19 July 2013
Date of certificate: 19 July 2013

Reference number: 0247-2841-6534-9997-5045
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

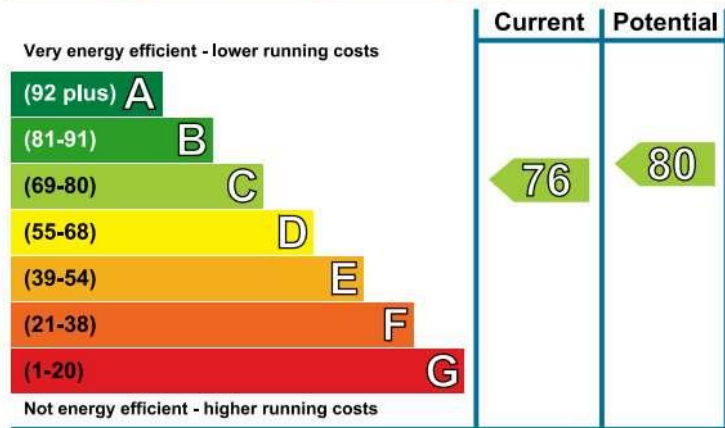
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,422
Over 3 years you could save	£ 207

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 144 over 3 years	
Heating	£ 876 over 3 years	£ 801 over 3 years	
Hot Water	£ 267 over 3 years	£ 270 over 3 years	
Totals	£ 1,422	£ 1,215	

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




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 Floor insulation	£800 - £1,200	£ 92	
2 Low energy lighting for all fixed outlets	£60	£ 115	

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.