

Hampton Court Parade, East Molesey KT8 9HE

Three bedroom top floor apartment recently refurbished to an exceptionally high standard to include kitchen with integrated Neff appliances, *bathroom and toilet with Roca sanitaryware, full electrical upgrade to power and lighting, renewal of central heating system incorporating designer radiators, designer gas fire to living room, underfloor heating to kitchen, toilet and bathroom, UPVC double glazed replacement windows to rear, overhauled and draught-proofed sash windows, new half hour fire rated doors throughout and bespoke fitted shutters to living areas. The property is situated in central Hampton Court location opposite BR station and within walking distance of all local amenities, restaurants, boutiques, River Thames and Hampton Court Palace. An internal inspection of this property is highly recommended.

***HIGH QUALITY REFURBISHMENT**

***MODERN FITTED KITCHEN**

***EXTENDED LEASE**

***THREE BEDROOMS**

***ROCA BATHROOM**

***OFF STREET PARKING**

£319,950 Leasehold

FRONT DOOR TO:-

ENTRANCE HALL:

Low voltage ceiling lighting and dimmer switch. Large built in double storage cupboard. Entryphone system. Period style double radiator. New half hour rated fire doors with intumescent fire and smoke seals to all rooms.

KITCHEN: 12' 0" x 6' 9" (3.66m x 2.06m)

New Magnet Kitchen. Low voltage ceiling lighting and double glazed rear aspect window with bespoke blind. Oak worksurfaces with Stainless steel 1 1/2 bowl sink unit with pull out spray mixer tap. Full range of eye and base level units in high gloss finish with concealed unit lighting. Neff five ring fitted gas hob with Neff extractor fan above. Fitted Neff double oven with slide and hide door and combination oven/ microwave. Integrated fridge/freezer. Corner base level unit with pull out carousel storage. Integrated pull out carousel double storage cupboard. Folding Woodblock breakfast bar. Part tiled walls and tiled flooring. Underfloor heating.

LIVING ROOM: 14' 6" x 12' 0" (4.42m x 3.66m)

Dual aspect windows with bespoke shutters and designer column radiator under. Central integrated feature designer built in "real flame" gas fire with full remote control. Telephone point and aerial/cable point.

BATHROOM:

Roca Bathroom Suite. Low voltage ceiling lighting and extractor fan. Double glazed frosted rear aspect window with bespoke blind. Suite comprising of wash hand basin with mixer tap and deep drawer, panel enclosed bath with mixer tap, built in independent shower unit with Bi-folding shower screen. Heated towel rail and shaving point. Large cupboard for housing tumble dryer and plumbed in washing machine. Fully tiled walls and flooring with underfloor heating.

SEPARATE W.C.:

Low voltage ceiling lighting and extractor fan. Double glazed frosted rear aspect window with bespoke blind. Concealed cistern low level wall hung w.c with soft close seat and wash hand basin. Fully tiled walls and flooring with underfloor heating.

DINING ROOM/BEDROOM THREE: 14' 6" x 8' 0" (4.42m x 2.44m)

Front aspect window with bespoke shutters and designer column radiator under.

BEDROOM ONE: 14' 6" x 9' 8" (4.42m x 2.95m)

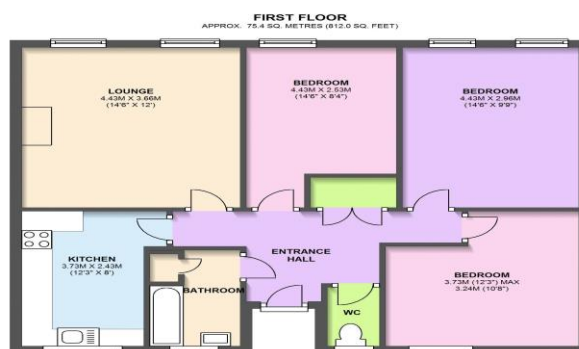
Dual aspect windows with bespoke shutters and designer column radiator under. Fitted double wardrobe with mirrored sliding doors.

BEDROOM TWO: 12' 0" x 8' 7" (3.66m x 2.62m)

Double glazed rear aspect window with bespoke shutters. Designer column radiator. Fitted full width wardrobes with mirrored sliding doors.

PARKING

Parking for residents to the rear of the building.



TOTAL AREA: APPROX. 75.4 SQ. METRES (812.0 SQ. FEET)

All floor plans are provided for informational purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floor plan information and the floor plan approval and measurements may contain errors or omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on our website.
Plan produced using The Noble Agent.

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

36, Hampton Court Parade, EAST MOLESEY, KT8 9HE

Dwelling type:	Top-floor flat	Reference number:	9818-8090-7267-0267-3960
Date of assessment:	19 March 2013	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	20 March 2013	Total floor area:	68 m ²

Use this document to:

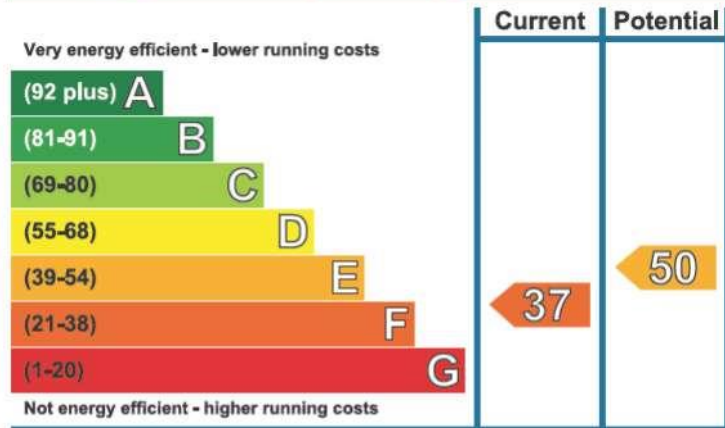
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,510
Over 3 years you could save	£ 780

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 123 over 3 years	
Heating	£ 2,658 over 3 years	£ 1,995 over 3 years	
Hot Water	£ 612 over 3 years	£ 612 over 3 years	
Totals	£ 3,510	£ 2,730	

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 Internal or external wall insulation	£4,000 - £14,000	£ 612	
2 Low energy lighting for all fixed outlets	£55	£ 102	
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 66	

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.