



## 88a Walton Road EAST MOLESEY, KT8 0DL

An excellent sized first floor maisonette, centrally located for local amenities, shops, cafes and restaurants & within walking distance of Hampton Court BR station, offered to let good decorative order. The accommodation comprises two double bedrooms, living room, fitted kitchen and bathroom. The property also benefits from gas central heating and double glazing. Offered to let unfurnished and available now.



**\*TWO DOUBLE BEDROOMS**

**\*GOOD DECORATIVE PRDER**

**\*FITTED KITCHEN/BREAKFAST ROOM.**

**\*GAS CENTRAL HEATING**

**\*DOUBLE GLAZING**

**\*CLOSE TO BR STATION**

**Monthly Rental Of £1,600**

FRONT DOOR TO:-

ENTRANCE HALL:-

Storage cupboards. Stairs to first floor landing.

FIRST FLOOR LANDING:-

Loft access. Single radiator. Entryphone system. Doors to:-

LIVING ROOM:- 14' 11" x 11' 5" (4.55m x 3.48m)

Coved ceiling. Front aspect double glazed window. Double radiator. Telephone & T.V.point. Feature fireplace with gas coal effect fire.

KITCHEN:- 12' 7" x 8' 9" (3.84m x 2.67m)

Side aspect double glazed window. Single radiator. Wall mounted boiler. Roll top worksurfaces and stainless steel sink unit with mixer tap. Range of eye and base level units. Fitted electric oven with four ring gas hob and extractor fan above. Space for washing machine and fridge freezer. Part tiled walls.

BEDROOM ONE:- 13' 11" x 11' (4.24m x 3.35m)

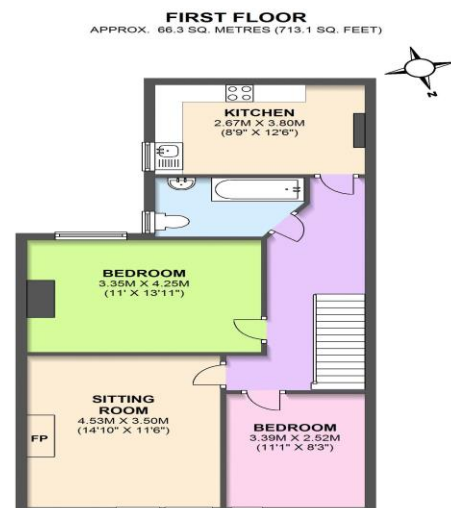
Coved ceiling and rear aspect double glazed window. Double radiator.

BEDROOM TWO:- 11' 1" x 8' 3" (3.38m x 2.51m)

Coved ceiling and front aspect double glazed window. Double radiator.

BATHROOM:-

Side aspect frosted double glazed window. Suite comprising of low level w.c, pedestal wash hand basin and panel enclosed bath. Heated towel rail. Part tiled walls and tiled flooring.



TOTAL AREA: APPROX. 66.3 SQ. METRES (713.1 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 layout 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 Mobile 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

88a, Walton Road, EAST MOLESEY, KT8 0DL

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 22 March 2013  
**Date of certificate:** 28 March 2013

**Reference number:** 0808-2862-7971-9427-0545  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 66 m<sup>2</sup>

## Use this document to:

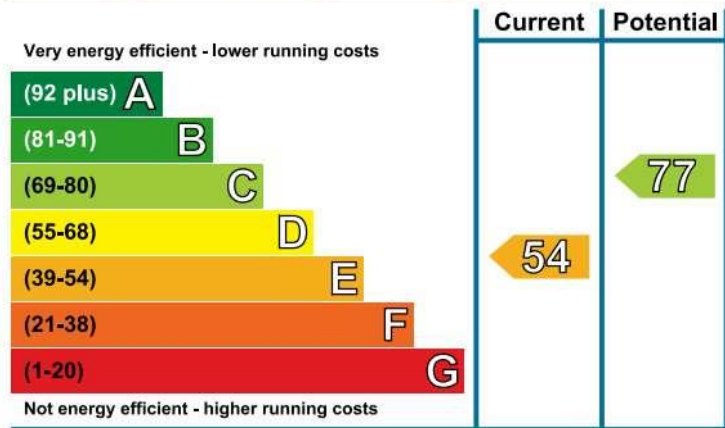
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,451</b>
<b>Over 3 years you could save</b>	<b>£ 522</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 114 over 3 years	
Heating	£ 1,983 over 3 years	£ 1,644 over 3 years	
Hot Water	£ 240 over 3 years	£ 171 over 3 years	
<b>Totals</b>	<b>£ 2,451</b>	<b>£ 1,929</b>	

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	£ 297	
2 Low energy lighting for all fixed outlets	£35	£ 96	
3 Heating controls (room thermostat)	£350 - £450	£ 63	

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](http://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.