



40 Hampton Court Parade East Molesey, KT8 9HE

Purpose built three bedroom second floor apartment presented in very good decorative order. This property is situated in a central location opposite Hampton Court BR station and within walking distance of all local amenities, River Thames & Hampton Court Palace. The apartment also benefits from modern fitted kitchen, dual aspect living room and parking.



***PURPOSE BUILT SECOND FLOOR
APARTMENT**

***MODERN FITTED KITCHEN**

***OPPOSITE HAMPTON COURT BR STATION**

***THREE BEDROOMS**

***DUAL ASPECT LIVING ROOM**

***PARKING**

Monthly Rental Of £1,400

ENTRANCE HALL:

Coved ceiling and double radiator. Large double storage cupboard. Entryphone system. Doors to:-

LIVING ROOM: 13' 9" x 11' 3" (4.19m x 3.43m)

Coved ceiling and dual aspect Sashcord windows. Two wall light points and telephone point. Wall mounted storage heater.

KITCHEN: 11' 10" x 6' 5" (3.61m x 1.96m)

Coved ceiling and rear aspect window. Roll top worksurfaces with drawers under and stainless steel single drainer sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Space for washing machine and fridge freezer. Part tiled walls and tiled flooring.

BEDROOM ONE: 13' 9" x 9' 9" (4.19m x 2.97m)

Coved ceiling with ornate ceiling rose. Dual aspect Sashcord windows.

BEDROOM TWO: 12' 0" x 10' 0" (3.66m x 3.05m)

Coved ceiling with ornate ceiling rose. Rear aspect window and wall mounted storage heater.

BEDROOM THREE: 13' 9" x 8' 0" (4.19m x 2.44m)

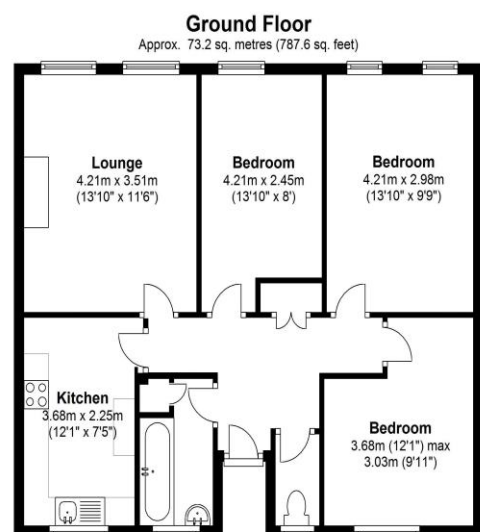
Coved ceiling with ornate ceiling rose. Front aspect Sashcord window. Wall mounted storage heater.

BATHROOM:

Coved ceiling and frosted rear aspect window. Suite comprising of pedestal wash hand basin and panel enclosed bath with mixer tap and built in shower unit. Heated towel rail. Built in airing cupboard. Tiled flooring and 3/4 tiled walls.

CLOAKROOM:

Coved ceiling and frosted rear aspect window. Low level w.c. Tiled flooring.



Total area: approx. 73.2 sq. metres (787.6 sq. feet)

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

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

Dwelling type:	Top-floor flat	Reference number:	8552-6025-9110-1832-2906
Date of assessment:	02 May 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	02 May 2012	Total floor area:	72 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:	£3,336
Over 3 years you could save	£600

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£123 over 3 years	£126 over 3 years	
Heating	£2,604 over 3 years	£2,001 over 3 years	
Hot Water	£609 over 3 years	£609 over 3 years	
Totals	£3,336	£2,736	

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
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	40	51

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	£399	✔
2 Draught proofing	£80 - £120	£33	✔
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£168	✔

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). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.