

## Flat 10,Palace View,2-6 Bridge Road East Molesey, KT8 9HA

Luxury two bedroom first floor apartment located in the heart of Hampton Court Village within a contemporary building overlooking Hampton Court Palace and River Thames. This high quality apartment offers fully fitted kitchen/diner/reception room, double bedroom with balcony and ensuite shower room, further bedroom and modern fitted bathroom. This property also benefits from gas central heating, wood flooring, double glazing, lift, entryphone and underground parking space.

**\*LUXURY TWO BEDROOM APARTMENT**

**\*FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES**

**\*WOOD FLOORING THROUGHOUT**

**\*ENSUITE SHOWER ROOM & FAMILY BATHROOM**

**\*EXCELLENT VIEWS OF HAMPTON COURT & RIVER THAMES**

**\*UNDERGROUND PARKING SPACE**

**Monthly Rental Of £1,750**

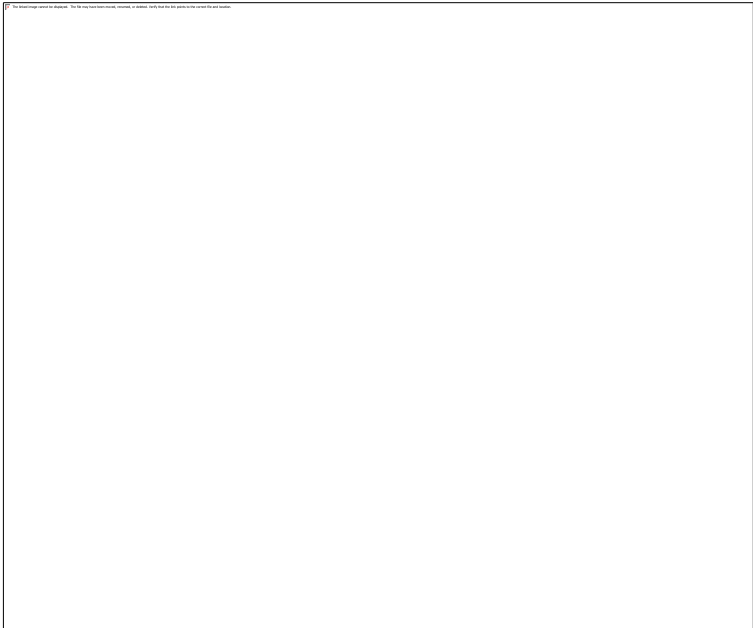
**KITCHEN/DINER/RECEPTION ROOM:**  
Fully fitted kitchen with wood effect units, integrated appliances and breakfast bar. Large windows for excellent views of Hampton Court & River Thames.

**BEDROOM ONE:**  
With Balcony overlooking Hampton Court & River Thames. Door to:-

**ENSUITE SHOWER ROOM:**  
Low level w.c, pedetal wash hand basin, shower cubicle with fitted shower. Part tiled walls.

**BEDROOM TWO:**  
Double glazed front aspect windows. Wall light points. Laminate wood flooring.

**FAMILY BATHROOM:**  
Double glazed side aspect window. Suite comprising of low level w.c, wash hand basin with mixer tap and panel enclosed bath with mixer tap. Shaving point. Part tiled walls.



# Energy Performance Certificate

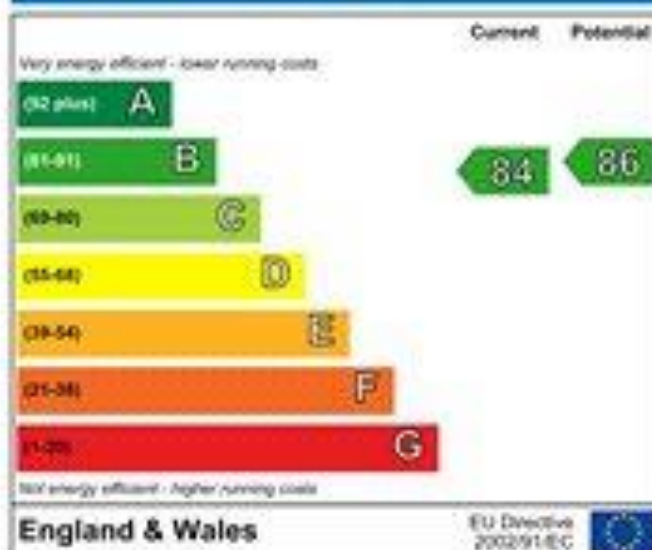


Flat 10 Palace View 2-6 Bridge Road  
EAST MOLESEY  
Surrey  
KT8 9HA

Dwelling type: Mid-floor flat  
Date of assessment: 29 April 2010  
Date of certificate: 30 April 2010  
Reference number: 2618-1016-6204-7750-4910  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 69 m<sup>2</sup>

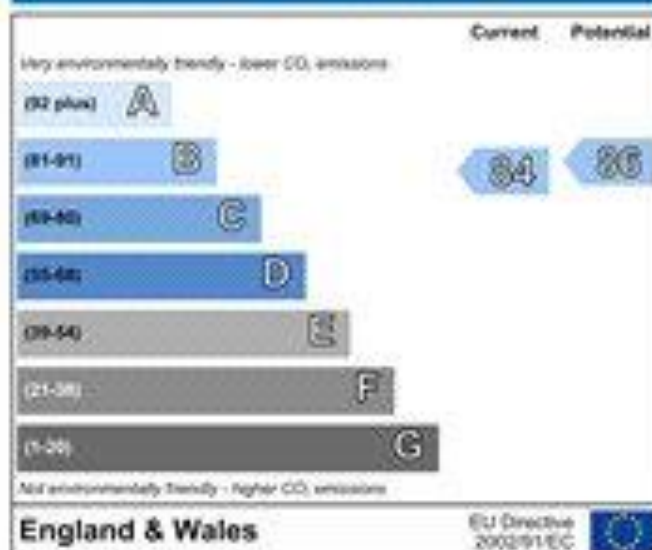
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	119 kWh/m <sup>2</sup> per year	107 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.3 tonnes per year	1.2 tonnes per year
Lighting	£78 per year	£39 per year
Heating	£176 per year	£179 per year
Hot Water	£108 per year	£108 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.