

496 Walton Road, West Molesey, KT8 2QF

A newly converted ground floor one bedroom flat situated in a central location close to transport links, local shops and local amenities. This property is offered with a new 125 year lease, low service charge and vacant possession. The property has been converted to a high standard and offers modern, contemporary living comprising of open plan living room/kitchen with contemporary fitted units, integrated appliances and Granite worksurfaces, double bedroom and newly fitted modern shower room. The property also benefits from an external rear amenity space for bikes, bins etc. This property would appeal to first time buyers and investors and is an ideal opportunity to utilise the live/work situation as modest signage maybe permitted to the exteriors. (S.T.P.P). An internal inspection of this property is strongly recommended.

***GROUND FLOOR FLAT**

***ONE BEDROOM**

***CENTRAL LOCATION**

***NEW 125 YEAR LEASE**

***VACANT POSSESSION**

***MODERN/CONTEMPORARY SPECIFICATION**

£245,000 LEASEHOLD

FRONT DOOR TO:

ENTRANCE LOBBY:

Cupboard housing meters and door to:-

OPEN PLAN LIVING ROOM/KITCHEN: 19' 1" x 17' 10"
(5.81m x 5.43m)

Full aspect side windows. Contemporary fitted kitchen with Granite worksurfaces with drawers under and single drainer sink unit with mixer tap. Range of high gloss eye and base level units. Integrated washing machine and fridge freezer. Electric panel heater. Door to:-

LOBBY:

Doors to:-

BEDROOM: 11' 11" x 9' 5" (3.63m x 2.87m)

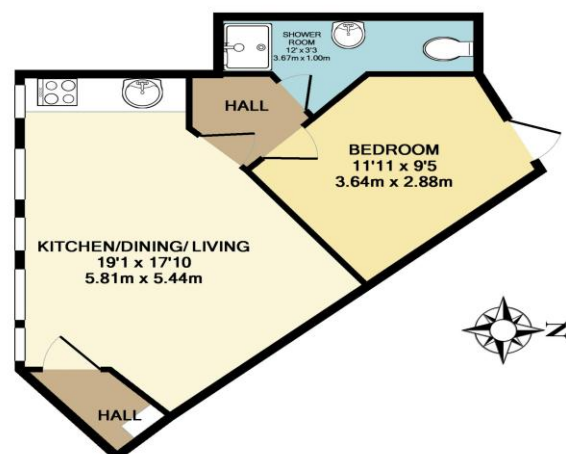
Electric panel heater. High level window and double glazed door to:-

STORAGE SPACE/UTILITY AREA:

External rear storage space/utility area for bikes, bins etc.

SHOWER ROOM:

Modern Contemporary suite comprising low level w.c, wash hand basin with mixer tap and cupboards under and shower cubicle with fitted thermostatic shower. Stainless steel heated towel rail and part tiled walls.



TOTAL APPROX. FLOOR AREA 416 SQ.FT. (38.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

496, Walton Road, WEST MOLESEY, KT8 2QF

Dwelling type: Ground-floor flat
Date of assessment: 19 November 2015
Date of certificate: 20 November 2015

Reference number: 9918-5935-7269-4505-7964
Type of assessment: RdSAP, existing dwelling
Total floor area: 42 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

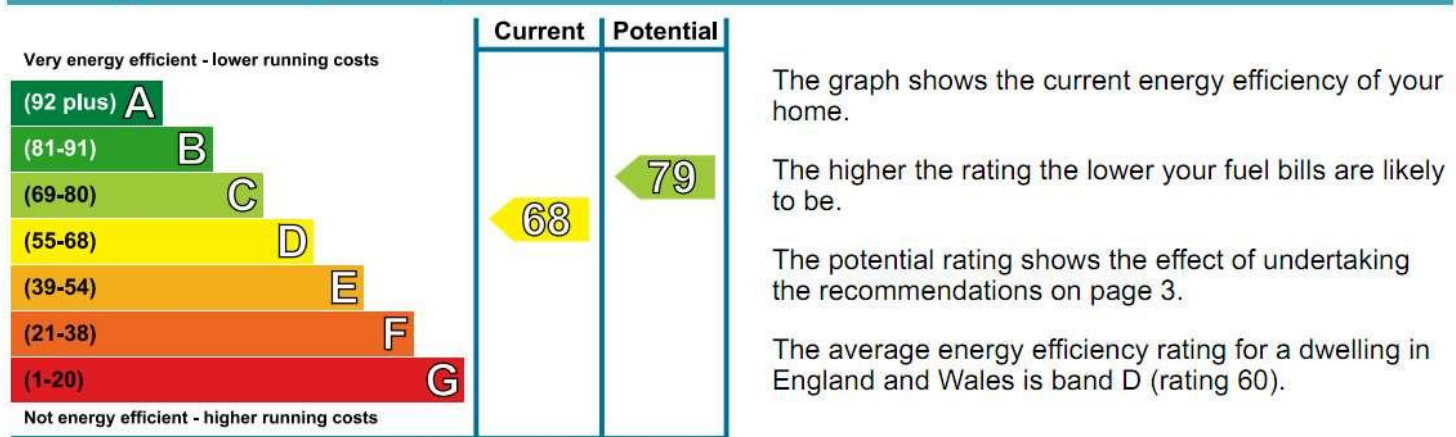
Estimated energy costs of dwelling for 3 years:	£ 1,422
Over 3 years you could save	£ 504

Estimated energy costs of this home




	Current costs	Potential costs	Potential future savings
Lighting	£ 93 over 3 years	£ 99 over 3 years	
Heating	£ 876 over 3 years	£ 507 over 3 years	
Hot Water	£ 453 over 3 years	£ 312 over 3 years	
Totals	£ 1,422	£ 918	

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



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 (suspended floor)	£800 - £1,200	£ 72	
2 High heat retention storage heaters	£800 - £1,200	£ 378	
3 Heat recovery system for mixer showers	£585 - £725	£ 54	

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.