



Flat 30, Kingfisher Court Bridge Road East Molesey, KT8 9HL

A two bedroom ground floor apartment in highly sought after Grade II listed development, within walking distance Hampton Court BR Station, restaurants, coffee shops, boutiques and River Thames. Presented in good decorative order & allocated parking space. The property is set within communal grounds leading to the River Mole with swimming pool and tennis court for residents use. Offered for sale with no onward chain an internal inspection is strongly recommended.



***GRADE II LISTED DEVELOPMENT**

***TWO BEDROOMS**

***GROUND FLOOR**

***SWIMMING POOL & TENNIS COURT**

*** CLOSE TO BR. STATION**

***ALLOCATED PARKING SPACE**

Monthly Rental Of £1,175

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STAIRS TO SECOND FLOOR:-

FRONT DOOR TO:-

ENTRANCE HALL:

Single radiator and telephone point. Built in storage cupboard and airing cupboard. Doors to:-

KITCHEN: 8' 10" x 8' 2" (2.69m x 2.49m)

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. Space for cooker, fridge freezer and washing machine. Larder cupboard.

LIVING ROOM: 15' 0" x 12' 5" (4.57m x 3.78m)

Front aspect bay window and double radiator.

BATHROOM:

Frosted side aspect window and single radiator. Suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under and panel enclosed bath with mixer tap, shower attachment and shower screen. Travertine style tiled walls and flooring.

BEDROOM ONE: 11' 9" x 10' 5" (3.58m x 3.18m)

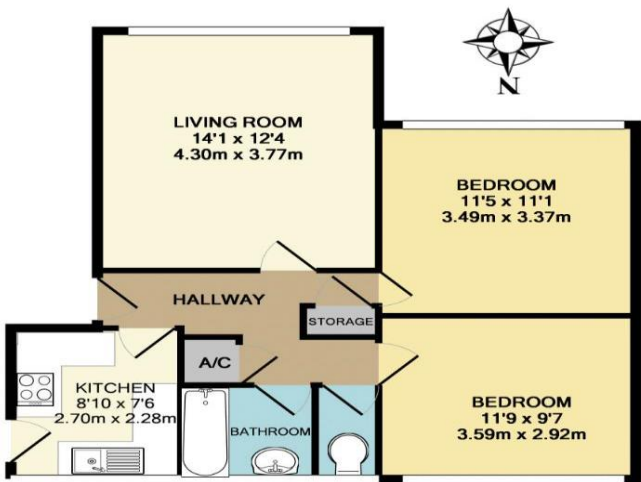
Front aspect window and single radiator. Built in storage cupboard.

BEDROOM TWO: 10' 2" x 9' 2" (3.1m x 2.79m)

Front aspect window and single radiator. Built in storage/wardrobe cupboard housing gas boiler.

COMMUNAL GARDENS:

Attractive communal grounds leading to the River Mole. Swimming pool and tennis courts for residents use. Electric gates and railings to the front of the building.



TOTAL APPROX. FLOOR AREA 595 SQ.FT. (55.2 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

Flat 30 Kingfisher Court, Bridge Road, EAST MOLESEY, KT8 9HN

Dwelling type: Ground-floor flat
Date of assessment: 09 May 2016
Date of certificate: 09 May 2016

Reference number: 0441-2841-7757-9506-5461
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 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:	£ 3,519
Over 3 years you could save	£ 2,454

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 123 over 3 years	
Heating	£ 2,700 over 3 years	£ 549 over 3 years	
Hot Water	£ 606 over 3 years	£ 393 over 3 years	
Totals	£ 3,519	£ 1,065	

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							
<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>	<table> <tr> <th>Current</th><th>Potential</th></tr> <tr> <td></td><td>79</td></tr> <tr> <td>35</td><td></td></tr> </table> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	Current	Potential		79	35	
Current	Potential						
	79						
35							

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	£ 1,122	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 372	
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 48	

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 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.