



2 High Street, West Molesey, KT8 2QF

A newly converted ground floor two 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 kitchen units, Granite worksurfaces and integrated appliances; two double bedrooms, modern fitted bathroom and separate cloakroom. The property also benefits from 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**

***CENTRAL LOCATION**

***VACANT POSSESSION**

***TWO BEDROOMS**

***NEW 125 YEAR LEASE**

***MODERN/CONTEMPORARY SPECIFICATION**

£285,000 LEASEHOLD

FRONT DOOR TO:-

OPEN PLAN LIVING ROOM/KITCHEN: 16' 7" x 15' 10"
(5.05m x 4.82m)

Full aspect windows to one side. 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 fridge freezer and washing machine. Electric panel heater. Door to lobby and doors to:-

BEDROOM ONE: 12' 10" x 9' 2" (3.91m x 2.79m)

High level window and electric panel heater. Double glazed door to:-

STORAGE SPACE/UTILITY AREA:

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

BEDROOM TWO: 10' 10" x 10' 2" (3.30m x 3.10m)

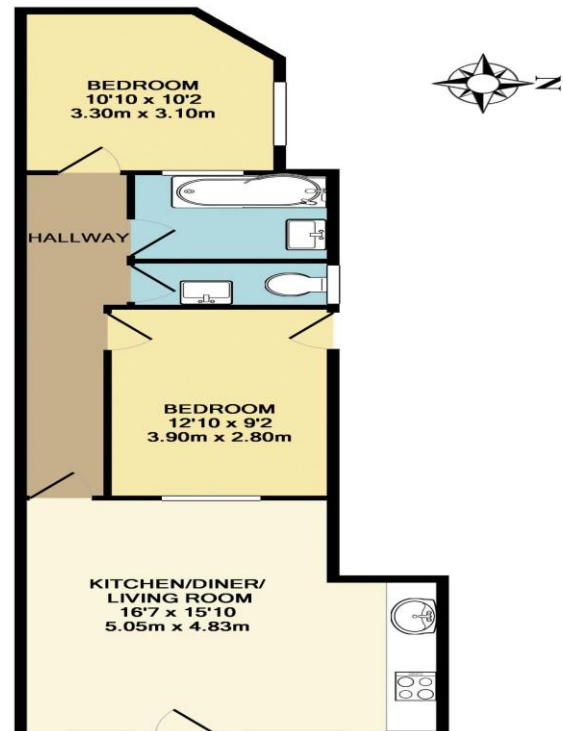
Double glazed side aspect window. Electric panel heater.

BATHROOM:

Modern suite comprising wash hand basin with mixer tap and cupboard under, panel enclosed bath with mixer tap, shower screen and fitted thermostatic shower. Wall mounted mirror. Heated Stainless steel towel rail.

CLOAKROOM:

Frosted side aspect window. Suite comprising low level w.c, wash hand basin with tiled splashback and mixer tap.



TOTAL APPROX. FLOOR AREA 611 SQ.FT. (56.8 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

2, High Street, WEST MOLESEY, KT8 2NA

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

Reference number: 9148-2801-7595-9795-8245
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

Use this document to:

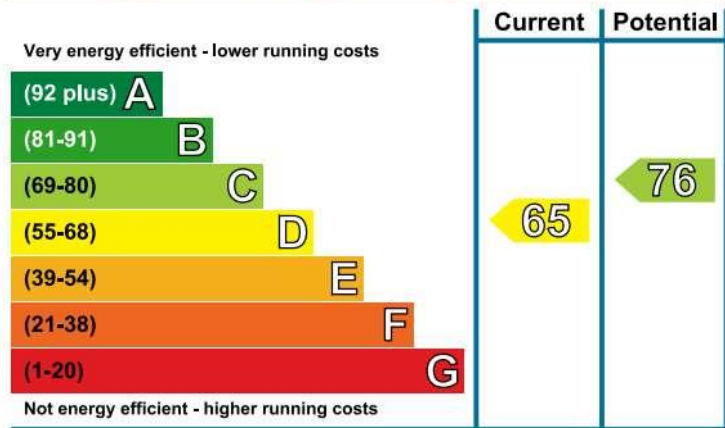
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,989
Over 3 years you could save	£ 606

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 141 over 3 years	£ 150 over 3 years	
Heating	£ 1,314 over 3 years	£ 780 over 3 years	
Hot Water	£ 534 over 3 years	£ 453 over 3 years	
Totals	£ 1,989	£ 1,383	

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 Floor insulation (suspended floor)	£800 - £1,200	£ 60	
2 High heat retention storage heaters	£1,200 - £1,800	£ 546	

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.