



The New Inn Court, 54 Matham Road East Molesey, KT8 0BE

First floor two bedroom modern apartment situated in a sought after location in the heart of East Molesey close to Hampton Court BR station, local shops, cafes and boutiques. Presented in good decorative order the apartment offers open plan modern kitchen opening to good size living/dining room, master bedroom with ensuite shower room, modern family bathroom, second double bedroom, communal grounds and private gated secure allocated parking. The property also benefits from gas central heating, double glazed Sashcord windows and video entryphone.



***TWO DOUBLE BEDROOMS**

***OPEN PLAN LIVING/DINING ROOM**

***SOUGHT AFTER LOCATION**

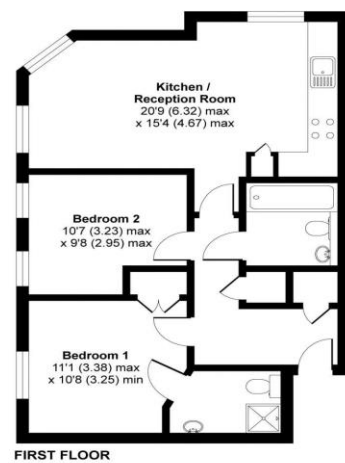
***MODERN FITTED KITCHEN**

***ENSUITE SHOWER ROOM**

***SECURE ALLOCATED PARKING**

£349,950 Leasehold

APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT 60.2 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and internal measurements and its responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specificity no guarantee is given on the final search copies of the final floor plan. After final plan is for final guidance only and should be used as such.

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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 Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current	Potential
80	83

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).