



Flat 18, Ann Boleyn House Queens Reach East Molesey, KT8 9DE

Luxury top floor unfurnished apartment in sought after gated development in Riverside location. The property is offered in excellent decorative order and is situated close to Hampton Court BR station, village shops, boutiques and restaurants. The property comprises of two bedrooms, ensuite bathroom, shower room, living room and refurbished kitchen/breakfast room. Other benefits include River views, video entryphone system, allocated parking and landscaped communal grounds leading to River Mole.



***TOP FLOOR LUXURY APARTMENT**

***DIRECT RIVER VIEWS**

***UNFURNISHED**

***TWO BEDROOM, TWO BATHROOMS**

***EXCELLENT DECORATIVE ORDER**

***GATED RIVERSIDE DEVELOPMENT**

£1,450 PCM

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£1,450

STAIRS TO THIRD FLOOR:-

Front door to:-

ENTRANCE HALL:

Coved ceiling and double radiator. Video entryphone system. Storage cupboard. Wall mounted thermostat.

LIVING ROOM: 18' 3" x 14' 5" (5.56m x 4.39m)

Coved ceiling with low voltage ceiling lights. Dual aspect windows and double radiator. Feature fireplace with gas coal effect fire, marble hearth and ornate surround. T.V.aerial point and telephone point.

KITCHEN/BREAKFAST ROOM: 14' 3" x 9' 0" (4.34m x 2.74m)

Refurbished kitchen. Coved ceiling with inset ceiling lighting. Rear aspect window and wall mounted combination boiler. Roll top worksurfaces with drawers under and sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Washing machine and fridge freezer. Telephone point.

BEDROOM ONE: 17' 1" x 11' 7" (5.21m x 3.53m)

Coved ceiling and single radiator. Dual aspect windows. Large fitted double wardrobe. Two wall light points and telephone point.

ENSUITE BATHROOM:

Coved ceiling with inset ceiling lighting. Suite comprising of low level w.c, wash hand basin with cupboard under and panel enclosed bath with mixer tap and shower attachment. Eye level units and mirror. Marble tiled walls, extractor fan and heated towel rail.

BEDROOM TWO: 11' 7" x 10' 4" (3.53m x 3.15m)

Coved ceiling and rear aspect window. Fitted double wardrobe. Single radiator and telephone point.

SHOWER ROOM:

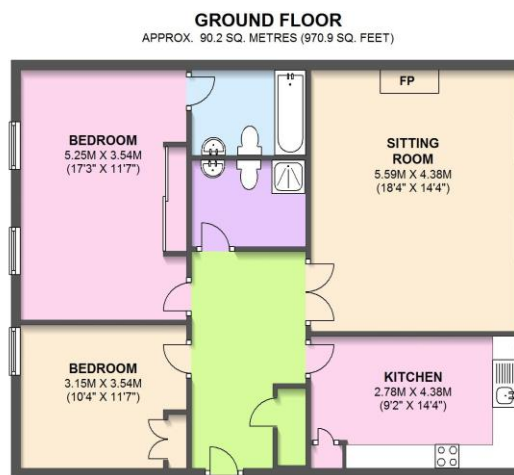
Coved ceiling and inset ceiling lighting. Suite comprising of low level w.c, wash hand basin with mixer tap and cupboard under and shower cubicle with built in power shower. Fully marble tiled walls and heated towel rail. Extractor fan and shaving point.

COMMUNAL GROUNDS:

Landscaped communal grounds leading to the River Mole.

PARKING:

Allocated.



All floorplans are provided for informational purposes only. Although we endeavour to provide truthful representation, we do not in any way warrant the accuracy of the floorplan information and the floorplan layout and measurements may contain errors and omissions. We are not liable for and do not accept any liability relating to any loss or damage suffered as a direct or indirect result of use of any information on our website.
Plan produced using The Mobile Agent.

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 18 Ann Boleyn House, Queens Reach, EAST MOLESEY, KT8 9DE

Dwelling type:	Top-floor flat	Reference number:	8309-4709-1729-5596-3523
Date of assessment:	10 May 2012	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	10 May 2012	Total floor area:	91 m ²

Use this document to:

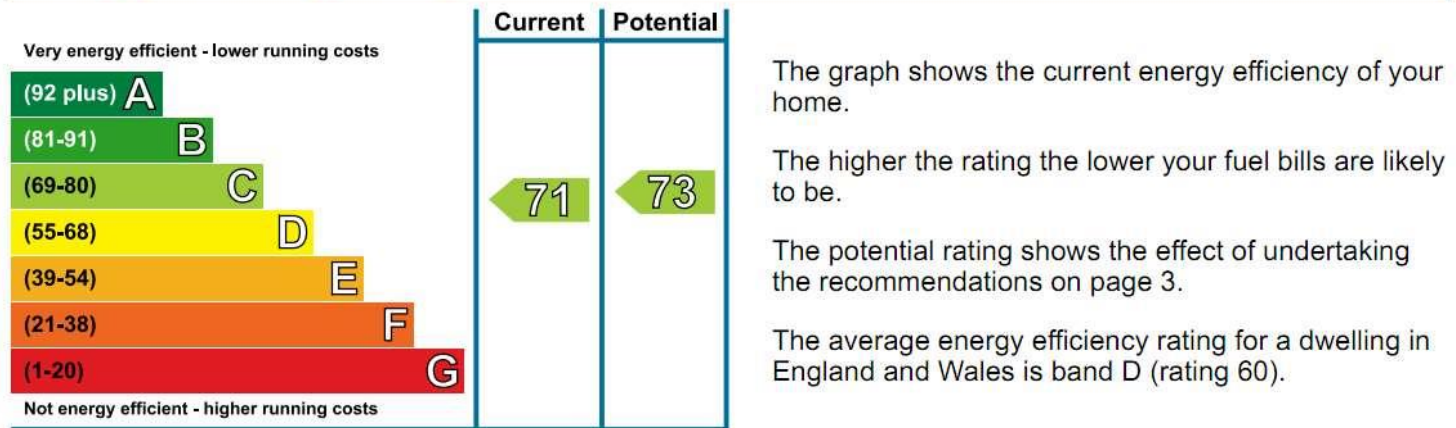
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£1,851
Over 3 years you could save	£126

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£321 over 3 years	£162 over 3 years	
Heating	£1,230 over 3 years	£1,263 over 3 years	
Hot Water	£300 over 3 years	£300 over 3 years	
Totals	£1,851	£1,725	

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 Low energy lighting for all fixed outlets	£35	£129	

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). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.