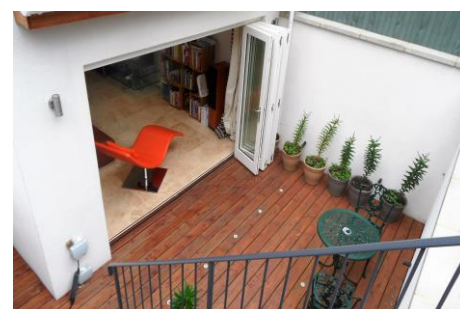




## 26a Palace Road East Molesey, KT8 9DL

A large & beautifully presented lower ground floor three bedroom apartment situated in one of East Molesey's premier residential locations, moments from Hampton Court village, which offers many shops, boutiques, restaurants, the River Thames & BR. Station. The property has undergone an extensive refurbishment programme which includes remodelling the previous layout to create a third bedroom & en-suite shower room, new fitted kitchen & bathrooms, rewiring, new plumbing & underfloor heating throughout; together with a rear extension it now benefits from a 30ft reception room with bi fold doors to private, secluded court yard garden. Available furnished on a 3-6 month let.



**\*THREE BEDROOMS**

**\*30FTFT LIVING ROOM**

**\*COMMUNAL & PRIVATE COURTYARD GARDENS**

**\*EXTENSIVELY REFURBISHED & EXTENDED.**

**\*PREMIER RESIDENTIAL LOCATION**

**\*ALLOCATED PARKING SPACE**

**\*TWO CONTEMPORARY BATHROOMS.**

**Monthly Rental Of £1,800**

**ENTRANCE HALL:**

Low voltage ceiling lights. Travertine tiled floors. Storage cupboard housing meters. Open plan to:-

**KITCHEN**

Low voltage ceiling lights. Large double height rear aspect window. Eye & base level units with quartz work surfaces & drawers under. Butler sink with mixer tap. Fitted oven & hob with extractor fan above. Integrated dishwasher and space/plumbing for integrated washer/dryer. Part tiled walls. Travertine flooring. Utility area with space for fridge/freezer & side aspect window.

**LARGE RECEPTION ROOM**

Low voltage ceiling lights. Feature fireplace. Travertine flooring. Rear extension with large skylight window, additional side aspect window and Bi fold doors to private garden.

**BEDROOM 1**

Low voltage ceiling lights. Sash cord front aspect window. Travertine flooring.

**BEDROOM 2**

Low voltage ceiling lights. Sash cord front aspect window. Travertine flooring.

**BEDROOM 3**

Low voltage ceiling lights. Double glazed side aspect window. Travertine flooring. Door to ensuite.

**FAMILY BATHROOM**

Contemporary white suite & fittings comprising: Wash hand basin with mixer tap. Low level WC with concealed cistern. Panel enclosed bath with mixer tap & shower attachment. Shower cubicle with power shower. low voltage ceiling lights. Side aspect window. Shaving point. Cupboard housing combination boiler & travertine tiled walls & floor.

**EN-SUITE SHOWER ROOM.**

Low voltage ceiling lights. Side aspect window. Contemporary white suite & fittings comprising: low level WC with concealed cistern. Shower cubicle with power shower & rainfall shower head.

**PRIVATE GARDEN.**

Secluded sunken garden, with hardwood decking & low

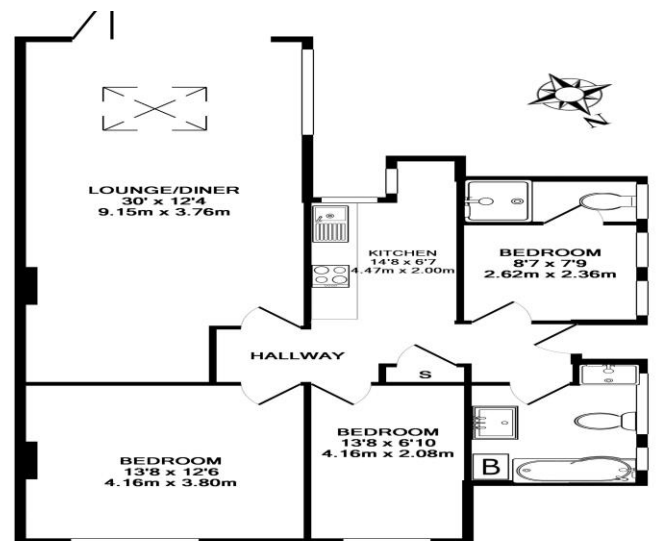
voltage uplighters. Stairs up to communal rear garden.

**COMMUNAL GARDEN**

Attractive, landscaped rear garden well stocked with array of plant, shrub & flower borders; well secluded & screened with additional mature planting and trees. Panel fencing.

**ALLOCATED PARKING**

There is an allocated parking space for one car.



TOTAL APPROX. FLOOR AREA 937 SQ.FT. (87.1 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

26a, Palace Road, EAST MOLESEY, KT8 9DL

<b>Dwelling type:</b>	Basement flat	<b>Reference number:</b>	8493-7525-0490-7317-5926
<b>Date of assessment:</b>	23 May 2017	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	24 May 2017	<b>Total floor area:</b>	88 m <sup>2</sup>

## Use this document to:

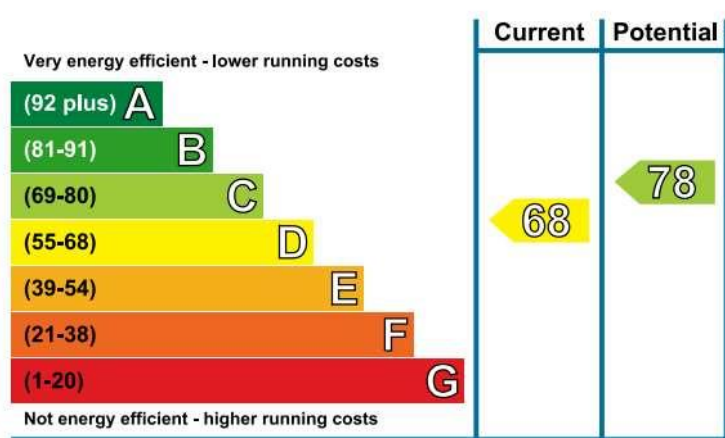
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,223</b>
<b>Over 3 years you could save</b>	<b>£ 759</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 318 over 3 years	£ 186 over 3 years	
Heating	£ 1,584 over 3 years	£ 954 over 3 years	
Hot Water	£ 321 over 3 years	£ 324 over 3 years	
<b>Totals</b>	<b>£ 2,223</b>	<b>£ 1,464</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## 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	£ 408	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 114	
3 Low energy lighting for all fixed outlets	£45	£ 117	

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.