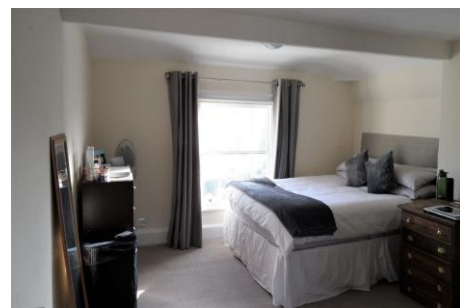




45 Bridge Road HAMPTON COURT, KT8 9ER

House Share - Four large well presented bedrooms within this split level period property, situated in the heart of Hampton Court, close to all the local shops, boutiques, restaurants, BR station, River Thames and Hampton Court Palace. Shared use of living room, bathroom & kitchen breakfast room. Price to include all utilities-: gas, electric, water rates, sky TV and WiFi. Available February.



***HOUSE SHARE**

***EXCELLENT DECORATIVE ORDER**

***BILLS INCLUDED**

***ONE BEDROOM**

***CENTRAL VILLAGE LOCATION**

***AVAILABLE FEBRUARY**

Monthly Rental Of £695

FRONT DOOR TO:-

Entrance Hall. Meter cupboards, tiled floor & stairs to first floor landing:-

First Floor landing:-

Double radiator. Doors off to:

Cloakroom :-

Sashcord rear aspect window. Low level WC. Wash hand basin. Single radiator.

Living Room:- 16' 6" x 13' 5" (5.03m x 4.09m)

Ornate coved ceiling. Dual aspect sashcord windows. Double radiator. Wall lights. Dimmer switch. Step up to:

Study/Dining Area:- 9' 1" x 7' 9" (2.77m x 2.36m)

Kitchen/Breakfast Room:- 14' 1" x 12' 9" (4.29m x 3.88m)

Coved Ceiling. Inset ceiling lights. Rear aspect window. Range of eye & base level units. Roll top work surfaces with drawers under. Composite single drainer sink with mixer tap. Fitted oven & hob with extractor fan above. Integrated fridge/freezer. Separate fridge/freezers for tenants. Washing machine & tumble dryer & microwave. Worcester combination boiler. Tile floor.

Bedroom 14' 1" x 9' 9" (4.29m x 2.97m)

Coved ceiling. Double glazed rear aspect window. Built in wardrobe/cupboard. Double radiator.

Bedroom. 13' 7" x 12' 0" (4.14m x 3.65m)

Coved Ceiling. Front aspect sashcord window. Built in wardrobe/cupboard. Double radiator.

Stairs to second floor landing:-

Built in double wardrobe/cupboard. Side aspect sashcord window. Doors off:

Bedroom 16' 5" x 11' 8" (5.00m x 3.55m)

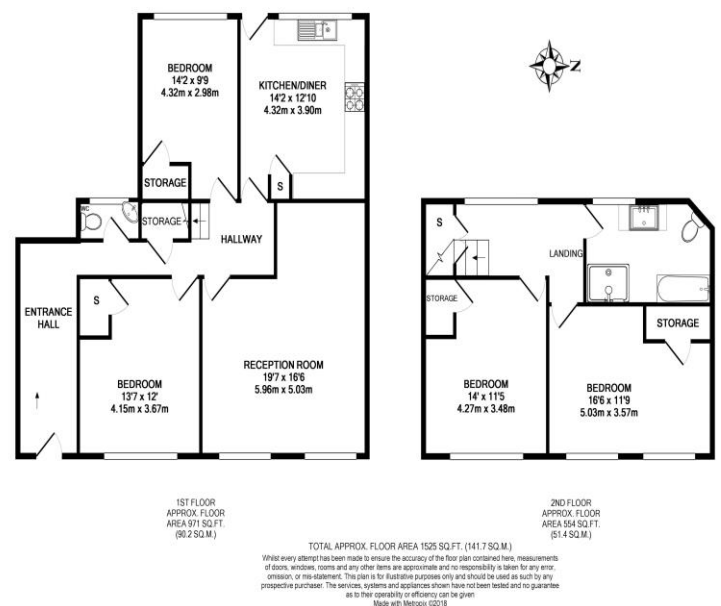
Dual aspect sashcord windows. Built in wardrobe/cupboard. Double radiator.

Bedroom:- 14' 0" x 12' 2" (4.26m x 3.71m)

Front aspect sashcord window. Built in wardrobe cupboard. Double radiator.

Bathroom:-

Inset ceiling lights. Rear aspect sashcord window. Double radiator. Suite comprising: Low level WC. Panel enclosed bath with mixer tap & shower attachment. Wash hand basin with cupboard under and mixer tap. Separate shower cubicle with built in shower unit and folding screen.



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

45a, Bridge Road, EAST MOLESEY, KT8 9ER

Dwelling type: Top-floor maisonette
Date of assessment: 03 January 2018
Date of certificate: 03 January 2018

Reference number: 0355-2857-7598-9608-8561
Type of assessment: RdSAP, existing dwelling
Total floor area: 143 m²

Use this document to:

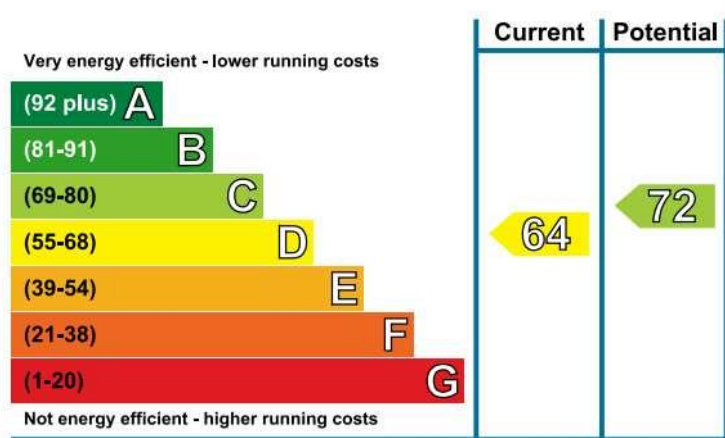
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,444
Over 3 years you could save	£ 783

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 2,853 over 3 years	£ 2,070 over 3 years	
Hot Water	£ 330 over 3 years	£ 330 over 3 years	
Totals	£ 3,444	£ 2,661	

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	£ 495	
2 Heating controls (room thermostat)	£350 - £450	£ 291	

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.