



## Flat 8, Palace View, 2-6 Bridge Road East Molesey, KT8 9HA

A luxury one bedroom apartment located in the heart of Hampton Court Village within a contemporary building overlooking Hampton Court Palace and the River Thames. This high quality apartment benefits from entryphone system, underfloor heating, wood flooring and open plan living room with fully fitted kitchen. The property also benefits from being opposite Hampton Court BR station and is offered with underground parking.

**\*LUXURY APARTMENT**

**\*UNDERFLOOR HEATING**

**\*OPEN PLAN RECEPTION ROOM**

**\*OVERLOOKING HAMPTON COURT PALACE & RIVER THAMES**

**\*CENTRAL HAMPTON COURT LOCATION**

**\*UNDERGROUND PARKING**

**Monthly Rental Of £1,200**

**ENTRANCE HALL:**

Coved ceiling and entryphone system. Doors to:-

**OPEN PLAN LIVING ROOM/KITCHEN: 32' 2" x 9' 2"**  
**(9.8m x 2.79m)**

Double glazed windows with shutters. Wall light points.  
T.V.point.

**KITCHEN AREA:**

Spotlighting. Worksurfaces with drawers under and  
Stainless steel 1 1/2 bowl sink unit with mixer tap. Range  
of eye and base level units with concealed lighting. Fully  
fitted oven with microwave above. Fitted hob with extractor  
fan above. Integrated fridge freezer, dishwasher and  
washing machine.

**BEDROOM: 15' 2" x 9' 6" (4.62m x 2.9m)**

Coved ceiling and double glazed windows with shutters.  
Wall light points.

**BATHROOM:**

Extractor fan. Suite comprising of low level w.c with  
concealed cistern, wash hand basin with tiled surround and  
panel enclosed bath with mixer tap. Tiled flooring. Heated  
towel rail.

**PARKING:**

Underground parking.

**COUNCIL TAX:**

Council Tax Band D.



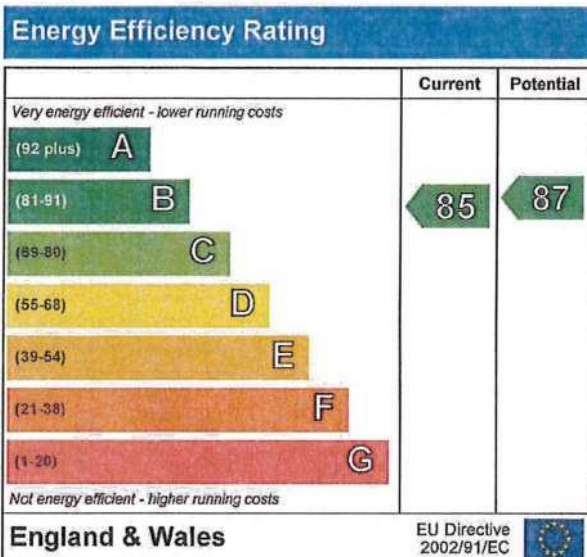
# Energy Performance Certificate



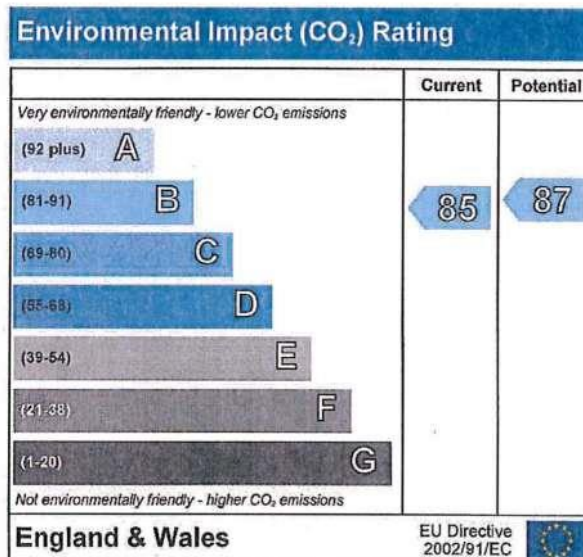
Flat 8 Palace View 2-6 Bridge Road  
EAST MOLESEY  
Surrey  
KT8 9HA

Dwelling type: Mid-floor flat  
Date of assessment: 29 April 2010  
Date of certificate: 30 April 2010  
Reference number: 8260-6424-7080-3561-6922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 49 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	127 kWh/m <sup>2</sup> per year	114 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.0 tonnes per year	0.9 tonnes per year
Lighting	£55 per year	£28 per year
Heating	£148 per year	£149 per year
Hot Water	£97 per year	£97 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.