



500b Walton Road West Molesey, KT8 2QF

Completely refurbished two bedroom apartment situated in a central location opposite St Peter's Church and close to all local amenities and bus routes. The property is presented in excellent decorative order with new fitted kitchen, new carpets and doors, new gas central heating boiler and large loft space. The property is also offered with a long lease and no chain.



***TWO DOUBLE BEDROOMS**

***NEW FITTED KITCHEN**

***NEW GAS CENTRAL HEATING BOILER**

***CENTRAL LOCATION**

***LONG LEASE**

***NO CHAIN**

£239,500 Leasehold

COMMUNAL FRONT DOOR-:

Stairs to first floor

FRONT DOOR TO-:

ENTRANCE HALL:

Low voltage lighting and video entryphone system. Single radiator with cover and wall mounted thermostat. Airing cupboard and loft access.

LOFT AREA:

Fully boarded loft with ladder. Velux window. New gas central heating boiler.

OPEN PLAN LIVING ROOM: 15' 6" x 11' 0" (4.72m x 3.35m)

Low voltage ceiling lights. Large double glazed front aspect window. Radiator with ornate cover.

KITCHEN AREA: 10' 0" x 8' 0" (3.05m x 2.44m)

Newly fitted kitchen. Black Granite worksurfaces with drawers under and sink unit. Range of white glass eye and base level units. Fitted Bosch stainless steel hob and oven under. Bosch stainless steel extractor fan and stainless steel splashback. Integrated fridge. Space and plumbing for washing machine. Gas central heating control.

BEDROOM ONE: 16' 0" x 11' 0" (4.87m x 3.35m)

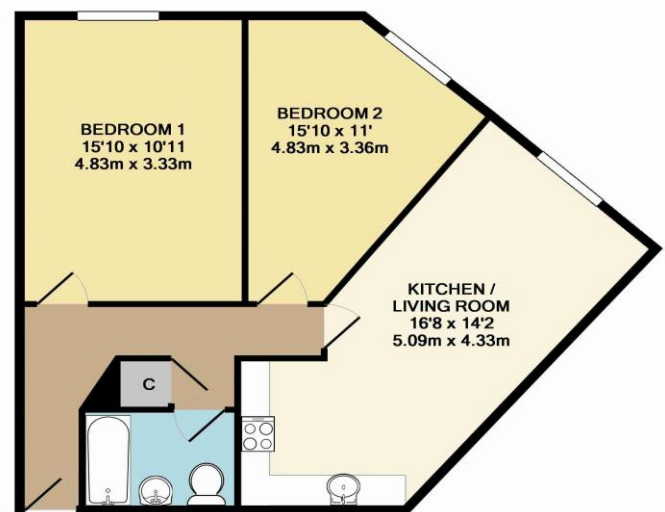
Low voltage ceiling lighting. Front aspect double glazed window and single radiator under with ornate cover. Cupboard housing electric meters.

BEDROOM TWO: 16' 0" x 12' 4" (4.87m x 3.76m)

Low voltage ceiling lighting. Front aspect double glazed window and single radiator under with ornate cover.

BATHROOM:

Low voltage ceiling lighting. Modern white bathroom suite comprising of low level w.c, wall mounted wash hand basin with mixer tap and panel enclosed bath with Thermo shower above, shower screen. Tiled flooring and tiled surround. Stainless steel heated towel rail.



TOTAL APPROX. FLOOR AREA 658 SQ.FT. (61.2 SQ.M.)
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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

500b Walton Road, WEST MOLESEY, KT8 2QF

Dwelling type:	Top-floor flat	Reference number:	9228-2887-7408-9894-2721
Date of assessment:	13 October 2014	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 October 2014	Total floor area:	60 m ²

Use this document to:

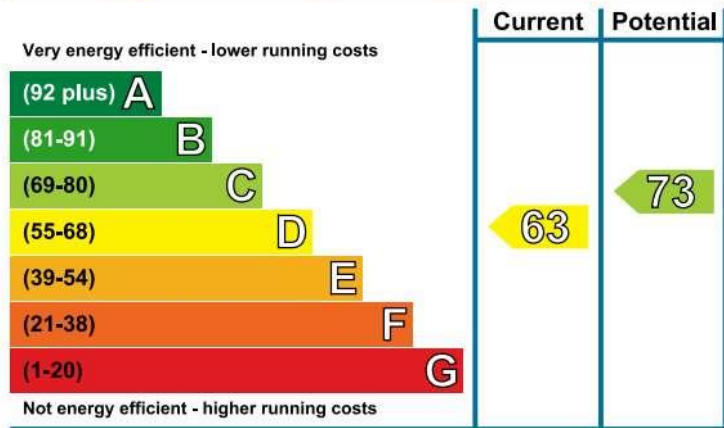
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,076
Over 3 years you could save	£ 552

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 117 over 3 years	
Heating	£ 1,494 over 3 years	£ 1,056 over 3 years	
Hot Water	£ 348 over 3 years	£ 351 over 3 years	
Totals	£ 2,076	£ 1,524	

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





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).

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 Increase loft insulation to 270 mm	£100 - £350	£ 75	
2 Internal or external wall insulation	£4,000 - £14,000	£ 375	
3 Low energy lighting for all fixed outlets	£40	£ 102	

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). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.