



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

Luxury first floor one bedroom apartment located in the heart of Hampton Court Village within a contemporary building overlooking Hampton Court Palace and River Thames. This high quality apartment offers a large fully fitted kitchen/diner/reception room with floor to ceiling window, good size double bedroom and fully fitted modern bathroom with walk in shower. The property also benefits from underground parking, lift, entryphone system and double glazing.



**\*STUNNING LOCATION**

**\*FULLY FITTED KITCHEN & MODERN FITTED BATHROOM**

**\*DOUBLE GLAZING**

**\*OPEN PLAN LIVING AREA WITH WALL TO CEILING WINDOW**

**\*GOOD SIZE DOUBLE BEDROOM**

**\*UNDERGROUND PARKING**

**Monthly Rental Of £1,400**

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

Monthly Rental Of £1,400

**KITCHEN/DINER/RECEPTION ROOM**

Large open plan kitchen/diner/reception room with fully fitted kitchen, wall to ceiling window and laminate wood flooring.

**BATHROOM:**

Modern fully fitted bathroom with walk in shower.

**BEDROOM:**

Good size double bedroom.

**PARKING:**

Underground parking space

**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

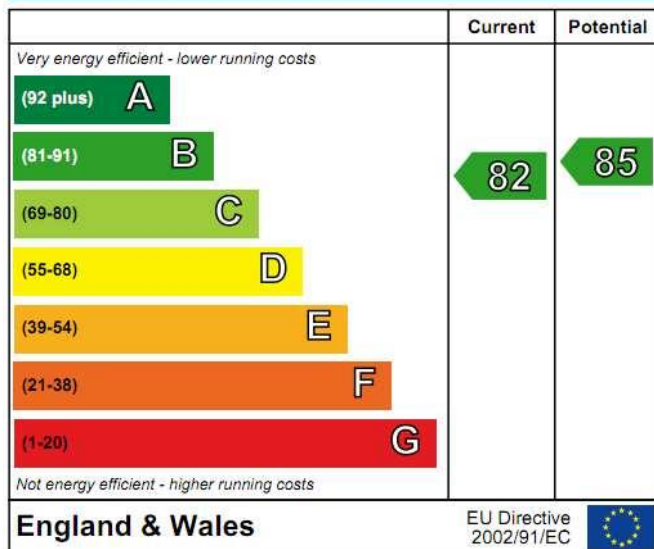


Flat 6 Palace View 2-6 Bridge Road  
EAST MOLESEY  
Surrey  
KT8 9HA

Dwelling type: Top-floor flat  
Date of assessment: 29 April 2010  
Date of certificate: 30 April 2010  
Reference number: 2018-7006-6244-7650-4934  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 60 m<sup>2</sup>

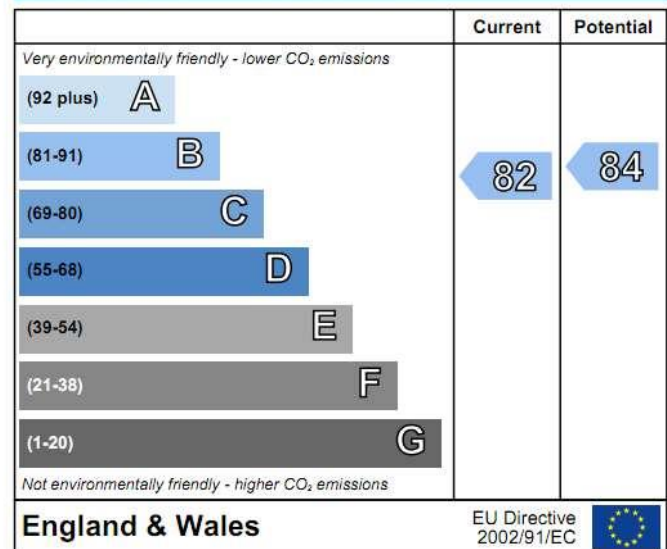
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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.

## Environmental Impact (CO<sub>2</sub>) Rating



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	142 kWh/m <sup>2</sup> per year	130 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	1.4 tonnes per year	1.3 tonnes per year
Lighting	£67 per year	£34 per year
Heating	£193 per year	£197 per year
Hot Water	£102 per year	£102 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.