



Monthly Rental Of £1,395
Flat 6. 64 Palace Road, East
Molesey, Surrey KT8 9DW



A very well presented top floor apartment situated in one of Hampton Courts premier roads. The property is close to local shops, restaurants, boutiques, cafes, River Thames, Hampton Court Palace and BR station. The property comprises two bedrooms, living room, kitchen and bathroom. Further benefits include gas central heating, off street parking and communal grounds. The property is to let unfurnished.



- *TWO BEDROOMS**
- *CLOSE TO LOCAL AMENITIES**
- *CLOSE TO RIVER**
- *OFF STREET PARKING**
- *CLOSE TO BR STATION**
- *UNFURNISHED**

The Accommodation Comprises:
(measured with Disto Lite – variance
+/- 1.5’)

COMMUNAL ENTRANCE DOOR:

Stairs to Front door:

FRONT DOOR TO-:
ENTRANCE HALL:

Inset ceiling lighting and side aspect window. Entryphone system. Laminate wood flooring and single radiator. Fitted storage cupboard. Stairs leading to-:

LIVING ROOM:

Side aspect window and double radiator. Laminate wood flooring and wall mounted thermostat. Feature Cast Iron open fireplace. Two wall light points and dimmer switch.

KITCHEN:

Front aspect window and part tiled walls. Roll top worksurfaces with Stainless steel single drainer sink unit with mixer tap. Range of eye and base level units. Fitted oven and hob with extractor fan above. Integrated fridge freezer and washing machine. Slate flooring.

BEDROOM ONE:

Rear aspect window and double radiator. Fitted full width storage units. Laminate wood flooring.

BEDROOM TWO:

Side aspect window and single radiator. Picture rail and laminate wood flooring. Eaves storage -Large area part boarded with light.

BATHROOM:

Inset low voltage ceiling lighting. Skylight window and exposed beams. Suite comprising of low level w.c, pedestal wash hand basin and Cast Iron roll top bath with mixer tap and shower attachment. Tiled walls and flooring.

PARKING:

One bay and guest parking.

Due to the Property Misdemeanors

Act:

It is not our policy to test services, heating systems and domestic appliances and we therefore cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	42
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	38
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		