



Flat 4, The Old Boat House River Bank East Molesey, KT8 9JE

An attractive, modern two bedroom apartment situated in a sought after location in Hampton court village, opposite the River Thames & close to all the local shops, boutiques, restaurants & BR Station. Presented in excellent decorative order with fully fitted kitchen & modern bathroom. Offered unfurnished & available now an early inspection is strongly recommended.



***CENTRAL HAMPTON COURT LOCATION**

***TWO BEDROOMS**

***OPP RIVER THAMES**

***FULLY FITTED KITCHEN**

***OPEN PLAN LIVING ROOM**

***MODERN BATHROOM.**

Monthly Rental Of £1,350

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COMMUNAL FRONT DOOR-:

Stairs to first floor landing:

FRONT DOOR-:

To Entrance hall - Coved ceiling. Electric panel heater and stairs up to:

HALLWAY-:

Coved ceiling. Electric panel heater. Video entry phone. Cupboard housing hot water boiler. Doors off:

OPEN PLAN LIVING ROOM/KITCHEN-: 20' 1" x 14' 4" (6.12m x 4.37m)

Kitchen Area - Range of eye & base level units with concealed unit lighting. Granite work surfaces with drawers under. Fitted oven & hob with stainless steel extractor fan above. Integrated microwave, fridge freezer, dishwasher & washing machine/dryer. Stainless steel 1 1/2 bowl sink unit with mixer tap. Part tiled walls.

LIVING ROOM AREA-:

Two skylight windows. Two electric panel heaters. TV/Satellite points. Engineered wood flooring.

BEDROOM ONE-: 14' 5" x 12' 10" (4.39m x 3.91m)

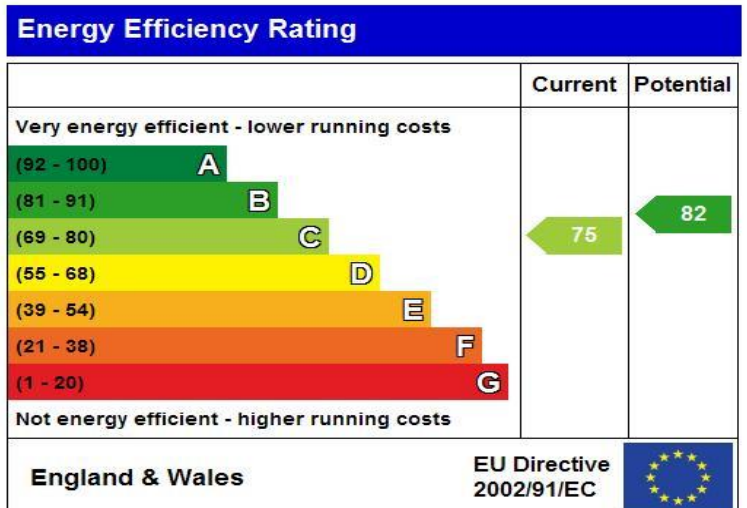
Two skylight windows. Electric panel heater. Fitted double wardrobe.

BEDROOM TWO-: 10' 7" x 7' 4" (3.22m x 2.23m)

Skylight window. Electric panel heater.

BATHROOM-:

Skylight window. Low voltage ceiling lights. Panel enclosed bath with mixer tap & shower attachment. Low level WC. Wash hand basin with cupboards under and additional fitted units & shelving. Separate shower cubicle with electric shower unit & sliding screen. Heated towel rail. Part tiled walls and tiled floor.



RRN: 8128-7422-5170-0691-2996

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 4 The Old Boat House, River Bank, EAST MOLESEY, KT8 9JE

Dwelling type:	Top-floor flat	Reference number:	8128-7422-5170-0691-2996
Date of assessment:	19 February 2018	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	19 February 2018	Total floor area:	70 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

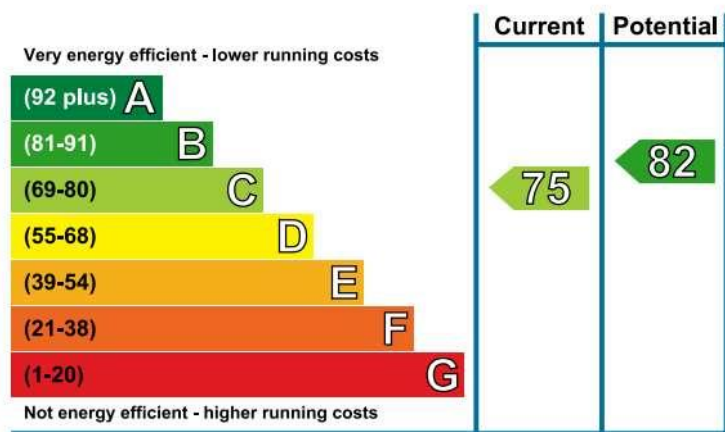
Estimated energy costs of dwelling for 3 years:	£ 1,566
Over 3 years you could save	£ 417

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 183 over 3 years	
Heating	£ 810 over 3 years	£ 492 over 3 years	
Hot Water	£ 585 over 3 years	£ 474 over 3 years	
Totals	£ 1,566	£ 1,149	

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
1 High heat retention storage heaters	£1,200 - £1,800	£ 414

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.