



Hampton Court Parade  
East Molesey  
Surrey  
KT8

Offers in Excess of £320,000

bettermove

# Hampton Court Parade

## East Molesey

Bettermove are proud to present this 2 bedroom flat in East Molesey.

The property benefits from double glazing, and communal heating system throughout, with private parking available to the rear of the property.

The council tax band is C.

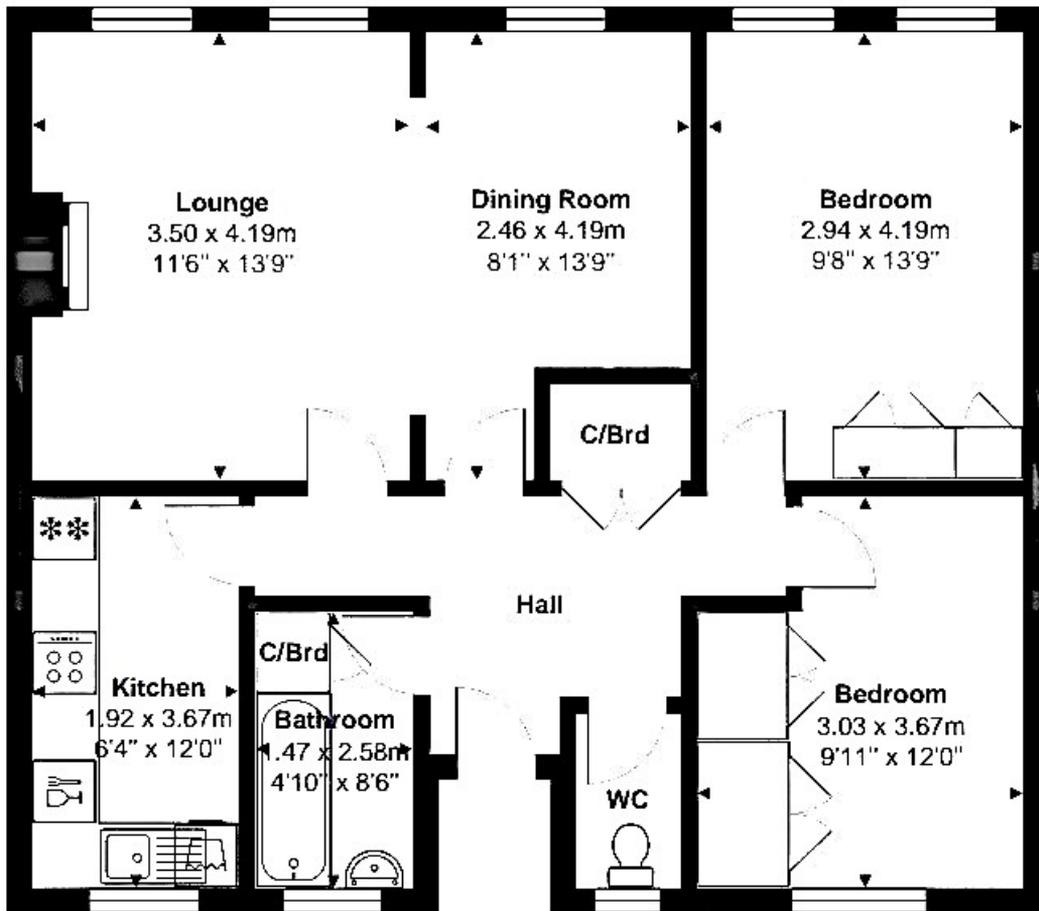
This is a leasehold property with 52 years remaining on the lease; the ground rent is £130.00 per annum, and the service charge is £3,600.00 per annum.

The interior of this beautifully presented property comprises a spacious living room, dining room, fitted kitchen, two double bedrooms, alongside the family bathroom, and additional WC. The property also benefits from a secure entry system.

Located in the sought after village of East Molesey, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Hampton Court Train Station, a variety of local bus routes, and quick access to the M3.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Ground Floor

Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		66
(39-54) <b>E</b>	53	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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