
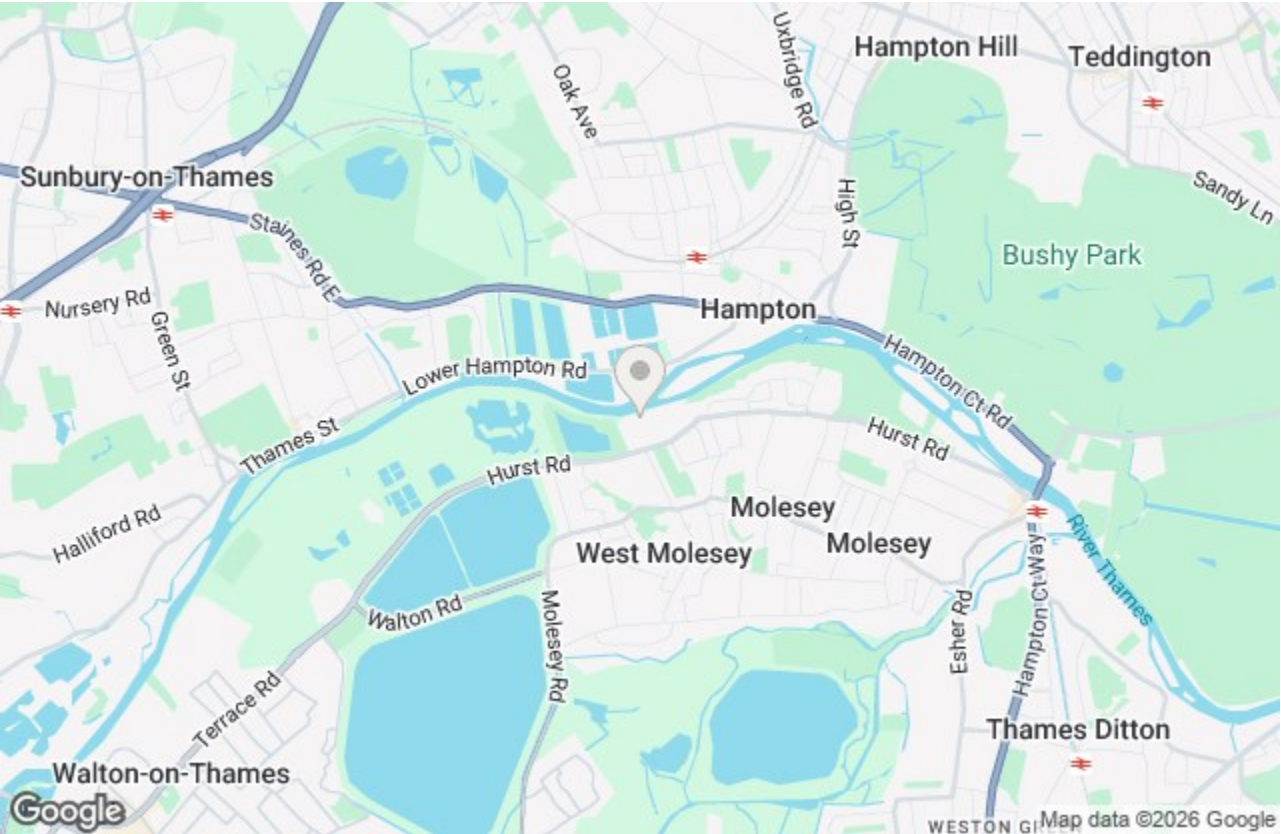


38, Cherry Orchard Road, West Molesey, Surrey, KT8 1QZ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>59</b>	<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

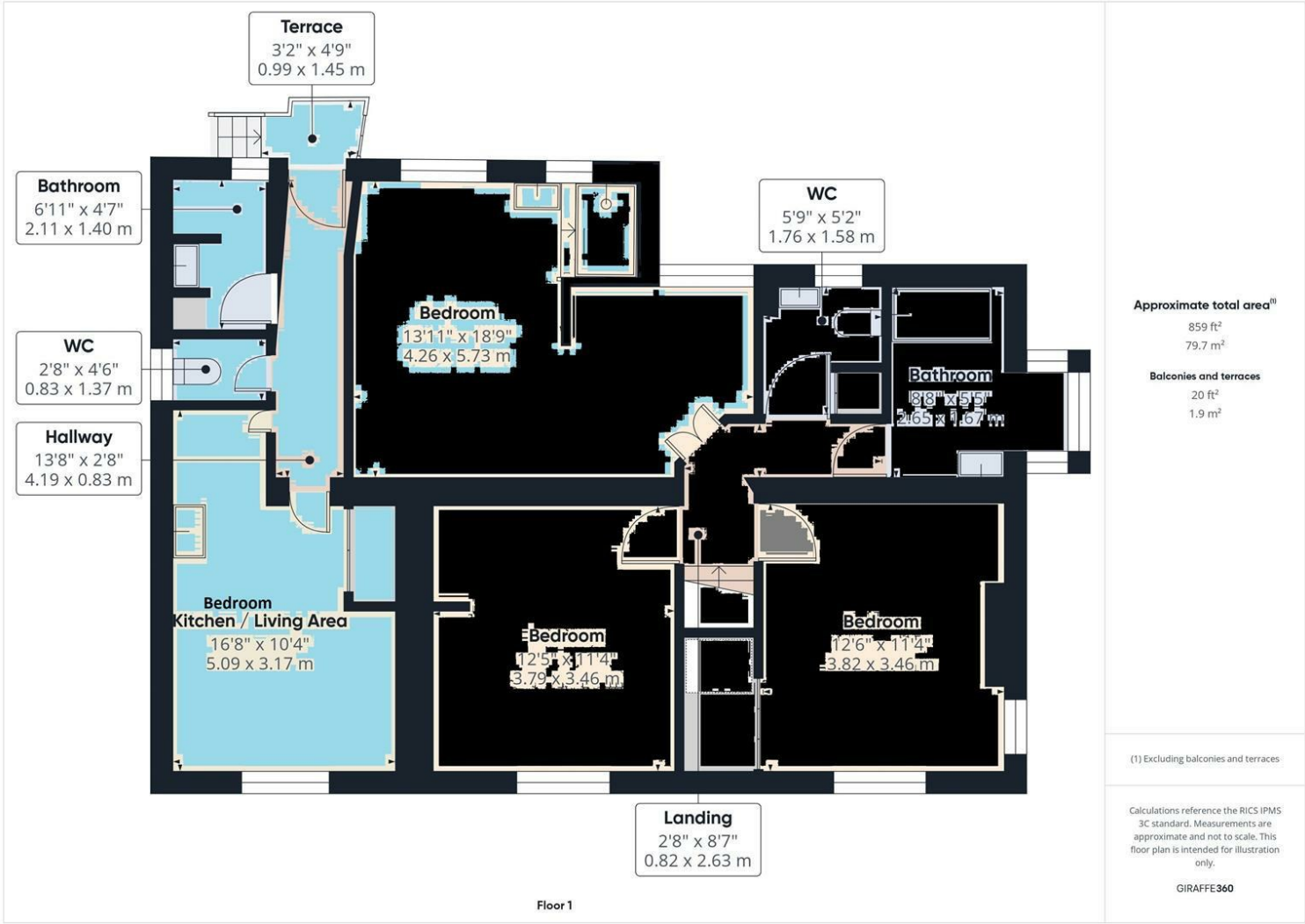


Per Calendar Month £850 Per Calendar Month

OPEN DAY SATURDAY 10TH JANUARY 3PM TO 4PM - PLEASE CONTACT IN ADVANCE TO ARRANGE APPOINTMENT - SHORT TERM TENANCY Harmes Turner Brown are delighted to offer this studio flat at 38 Cherry Orchard Road, KT8, available now for £850 per calendar month including bills. Ideal for a single occupier, the studio benefits from a modern fitted kitchen and a private bathroom. Conveniently located within a short walk to the River Thames, with excellent local amenities and transport links nearby.



Cherry Orchard Road, West Molesey, Surrey, KT8 1QZ



- DEVELOPMENT POTENTIAL STPP
- TWO STUDIO APARTMENTS
- WEST FACING GARDEN
- VERY CLOSE TO THE RIVER THAMES
- FLEXIBLE AND ADAPTABLE FAMILY
- LARGE DETACHED GARAGE AT REAR
- NO ONWARD CHAIN
- LARGE DOWNSTAIRS ACCOMODATION

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract