

Goddard House, 2 Hansler Grove, East Molesey, KT8 9FG

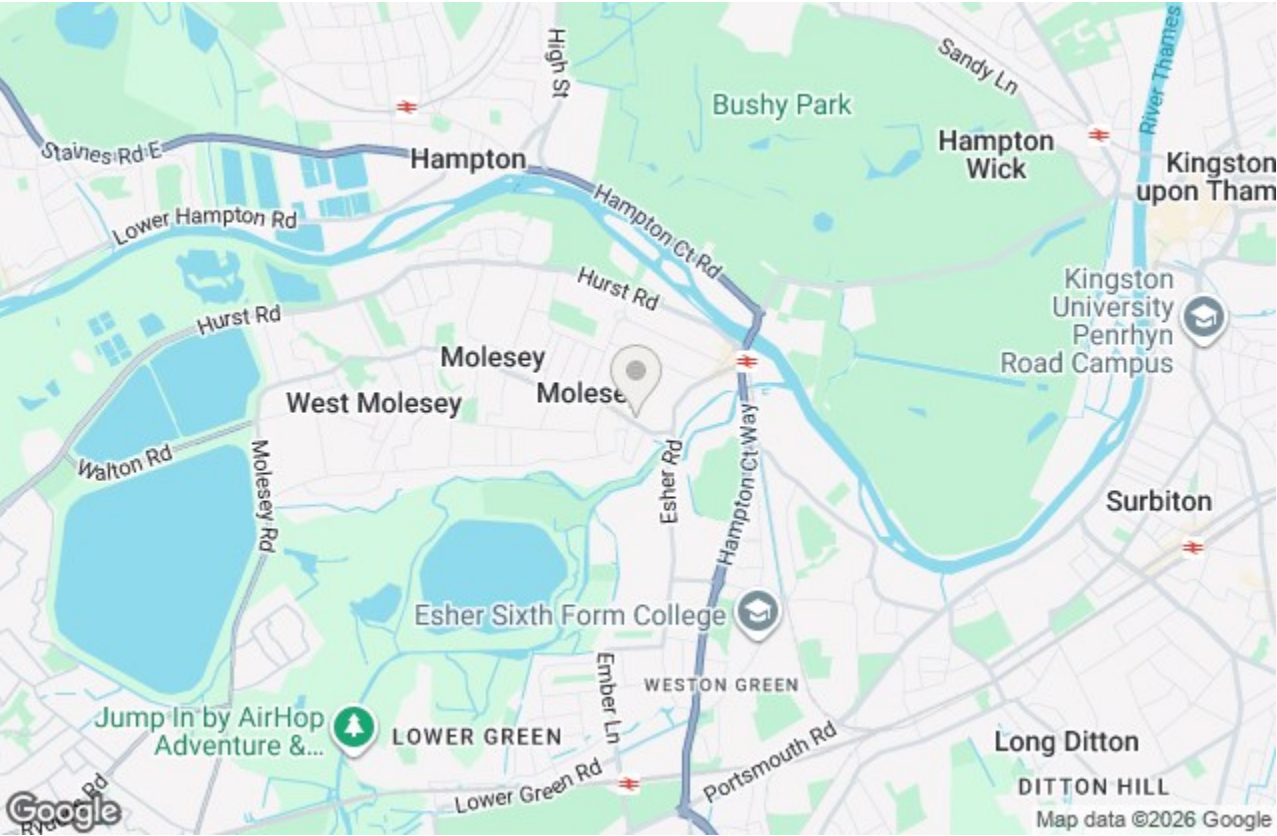
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

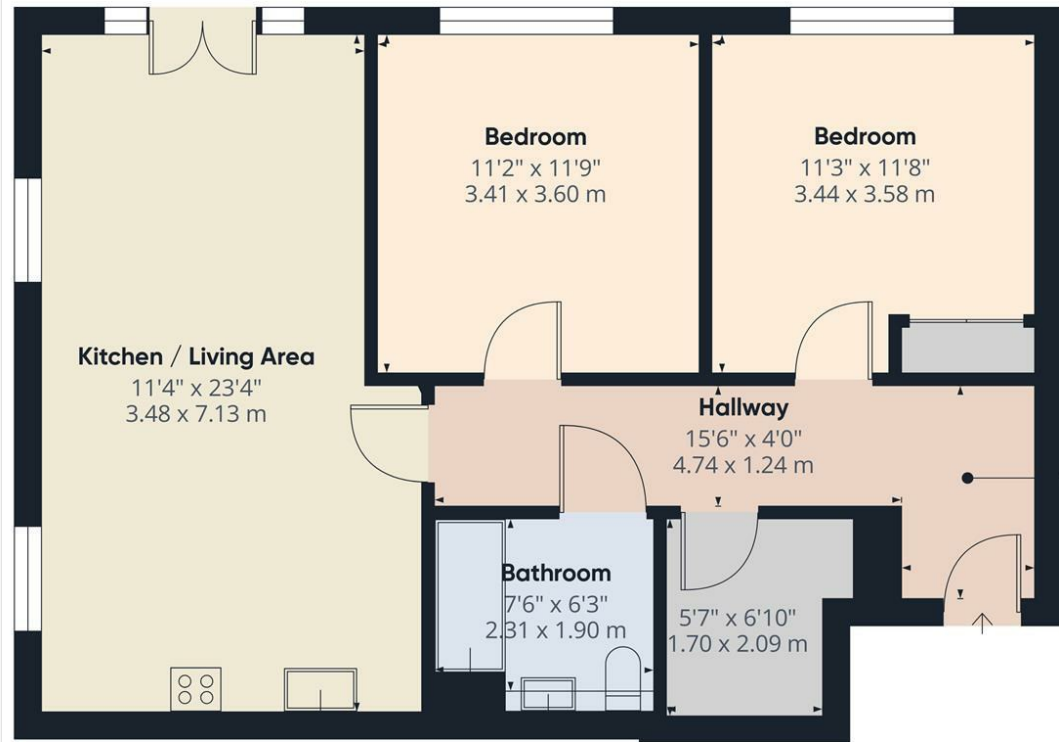
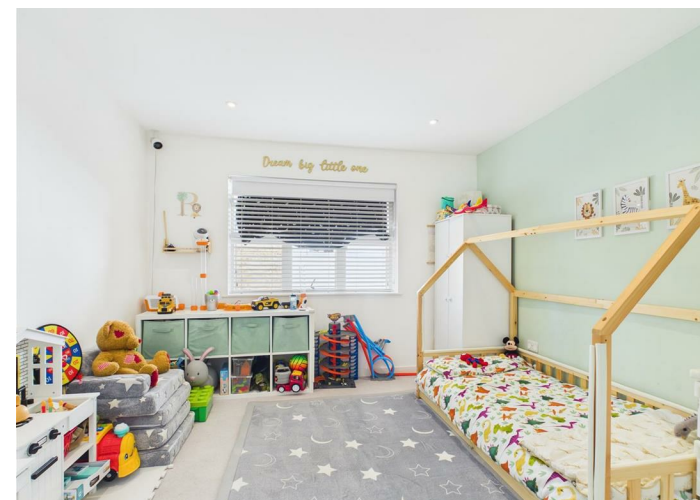


£415,000 Leasehold

We are pleased to offer this bright and spacious modern two bedroom first floor apartment which enjoys a prime location in East Molesey within a short distance of Hampton Court mainline station and all the village amenities on the doorstep. The property can be bought on a shared ownership, purchasing a minimum of 40% of purchase price or can be purchased 100% outright. The accommodation briefly comprises large entrance hallway with deep built-in storage cupboard, a generous double aspect living room with French doors to a balcony and a modern open plan kitchen with integrated appliances, there are two good size double bedrooms and modern white bathroom suite with chrome furnishings and neutral coloured tiling. Externally there is an Allocated parking space and large communal storage/bike shed. Viewings strongly recommended. TAX BAND D.



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Approximate total area⁽¹⁾
750 ft²
69.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- TWO DOUBLE BEDROOMS
- SUNNY BALCONY
- SECURITY ENTRY SYSTEM
- ALLOCATED PARKING SPACE
- CLOSE TO VILLAGE SHOPS, BARS, CAFE'S AND HAMPTON COURT MAINLINE STATION
- LARGE LIVING ROOM WITH OPEN PLAN KITCHEN
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- LONG LEASE
- BIKE STORAGE

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