



## 21, Orchard Farm Avenue, East Molesey, KT8 0AJ

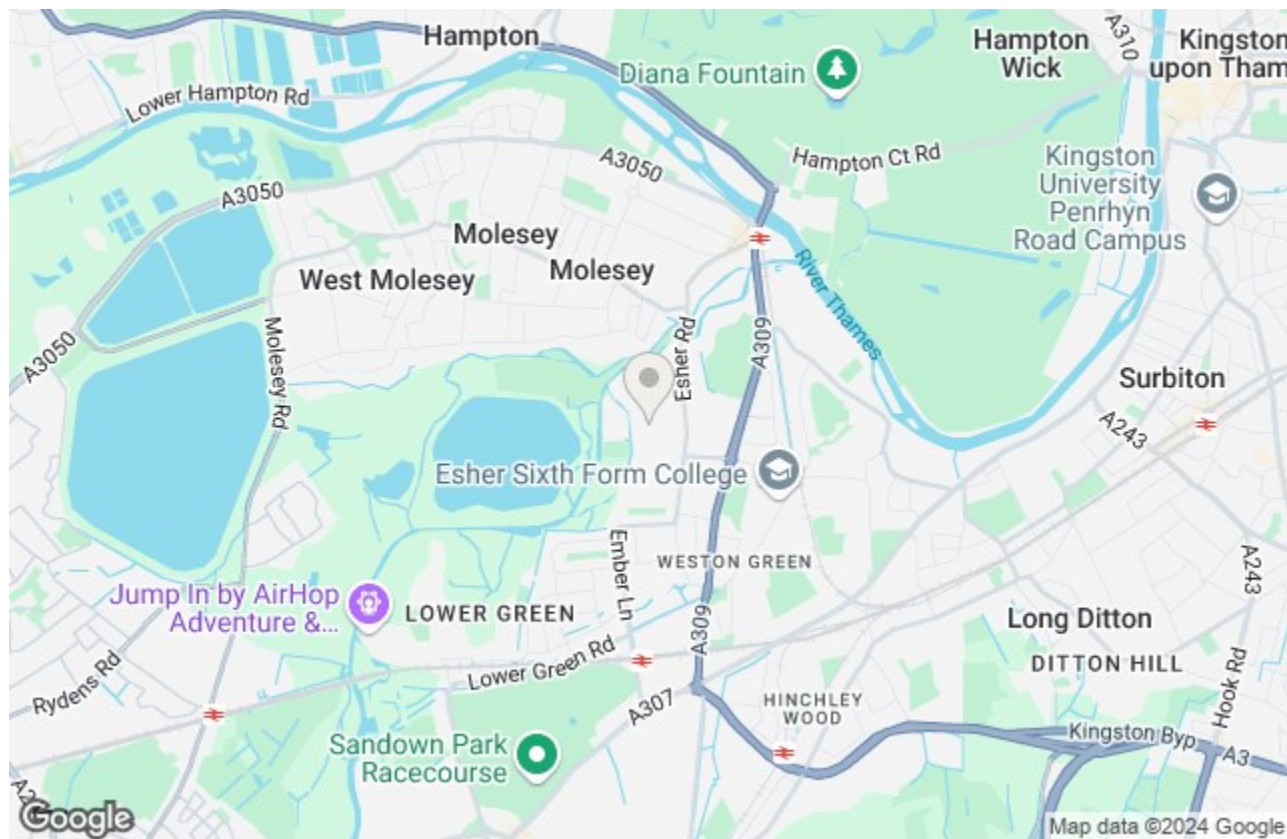
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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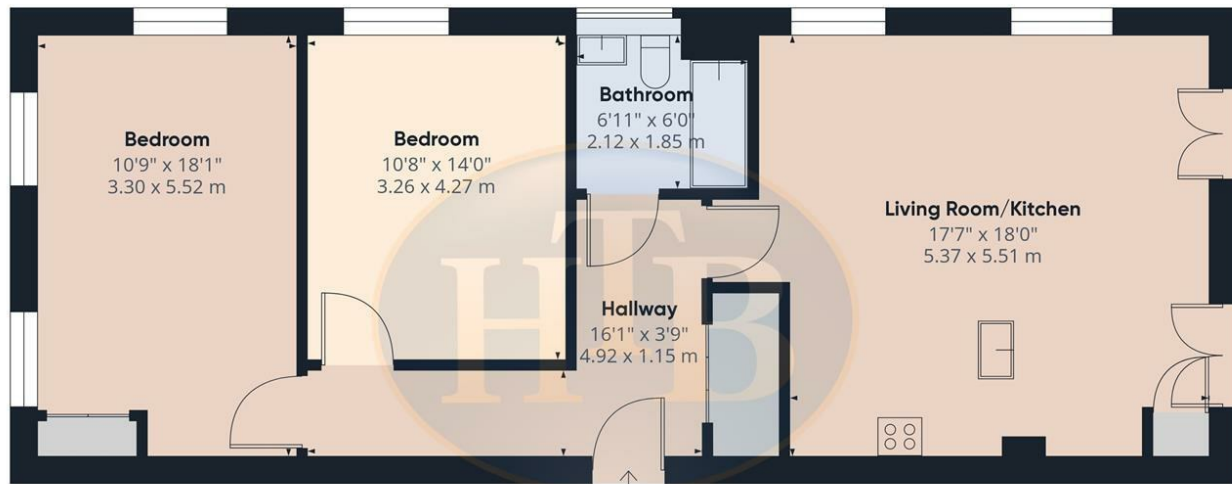
### £490,000 Leasehold

We are pleased to offer this spacious second floor apartment which is situated in a highly regarded development built by Messrs Cala Homes in 2019. The bright and airy accommodation briefly comprises:- long L shaped entrance hallway with panel doors to all rooms with Amtico flooring which follows through to the large open plan double aspect living area featuring two Juliet balconies with an open plan kitchen with fully integrated appliances. There is a large double aspect master bedroom with built in wardrobe space with views of paddocks, a generous second double bedroom and a very well appointed bathroom. Other notable features include gas central heating via radiators, double glazing, allocated parking and secure bike storage. No onward chain and also available on a shared ownership purchase [minimum 35%] subject to terms and conditions of Metropolitan Thames Valley Housing Association. Council Tax Band D £2334 PA, 119 years unexpired lease and £1100 management charges PA which includes ground rent.





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Approximate total area<sup>1)</sup>  
849.37 ft<sup>2</sup>  
78.91 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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