



**2 HAZELBANK COURT  
CHURCH LANE  
CHESSINGTON  
SURREY  
KT9 2EH  
£250,000**

**GROUND FLOOR FLAT**

**11'3 X 10'3 BEDROOM**

**10'10 X 7'3 MODERN KITCHEN**

**MODERN BATHROOM**

**GAS CENTRAL HEATING**

**DOUBLE GLAZED WINDOWS**

**COMMUNAL GARDENS**

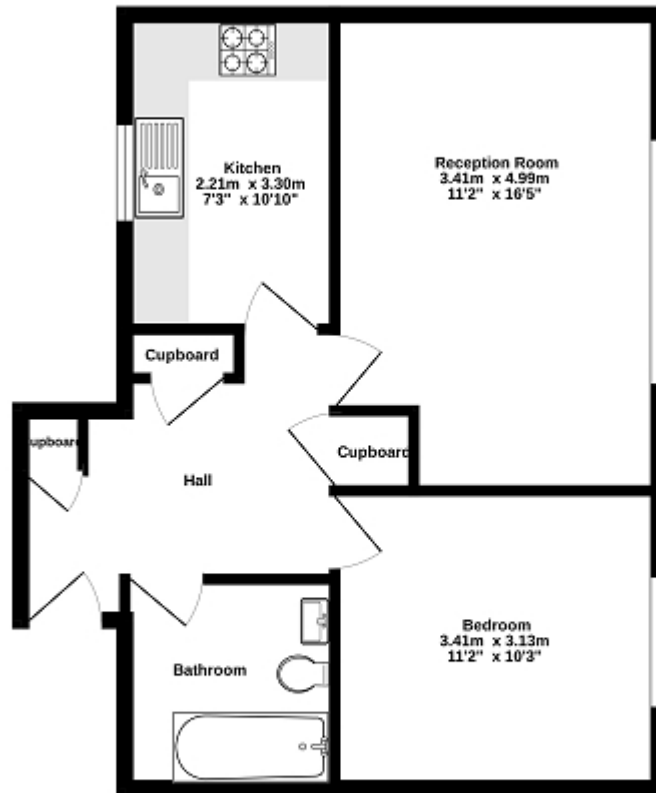
**GARAGE IN BLOCK**

**WELL PRESENTED**

**NO FORWARD CHAIN**



Ground Floor  
48.0 sq.m. (516 sq.ft.) approx.



TOTAL FLOOR AREA: 48.0 sq.m. (516 sq.ft.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metloplan 6/2019



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.