



New Inn Court, Matham Road, East Molesey, KT8 0BE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(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 	

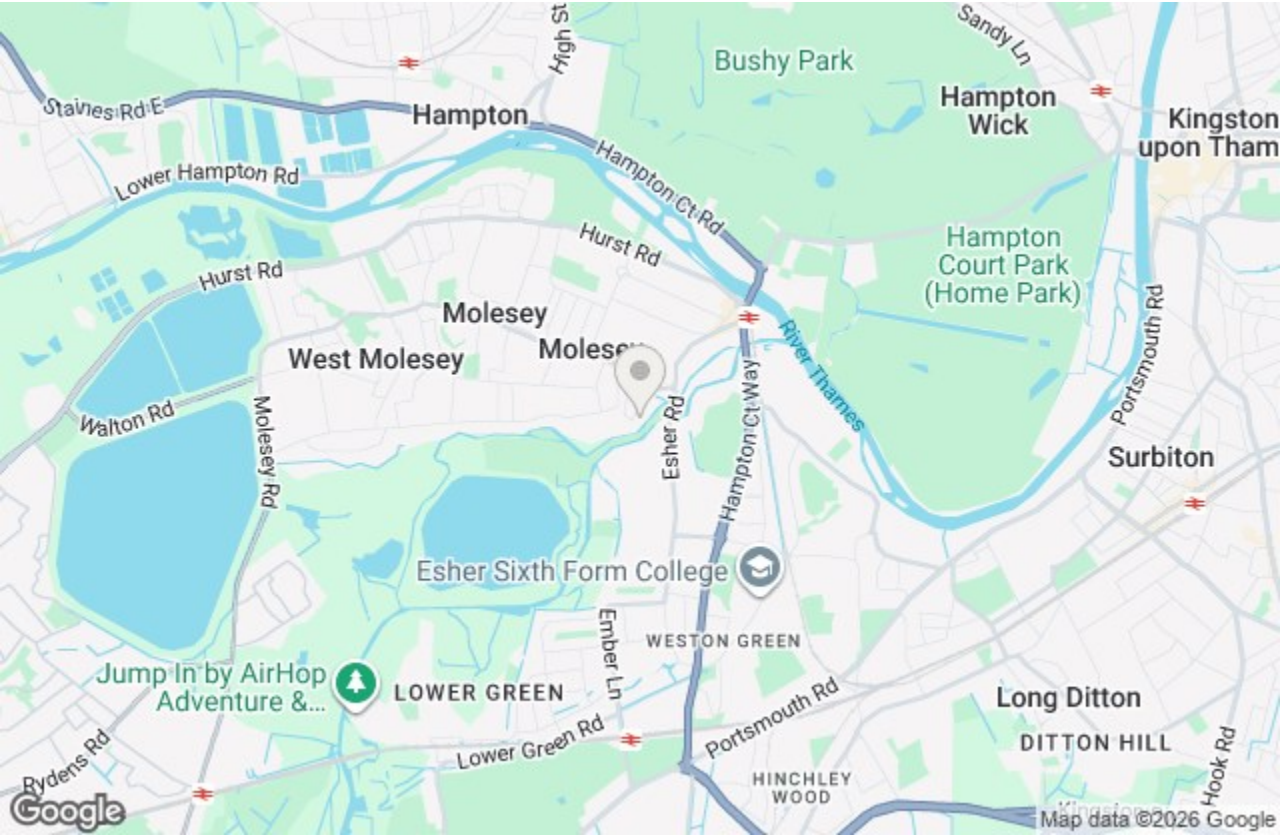
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	



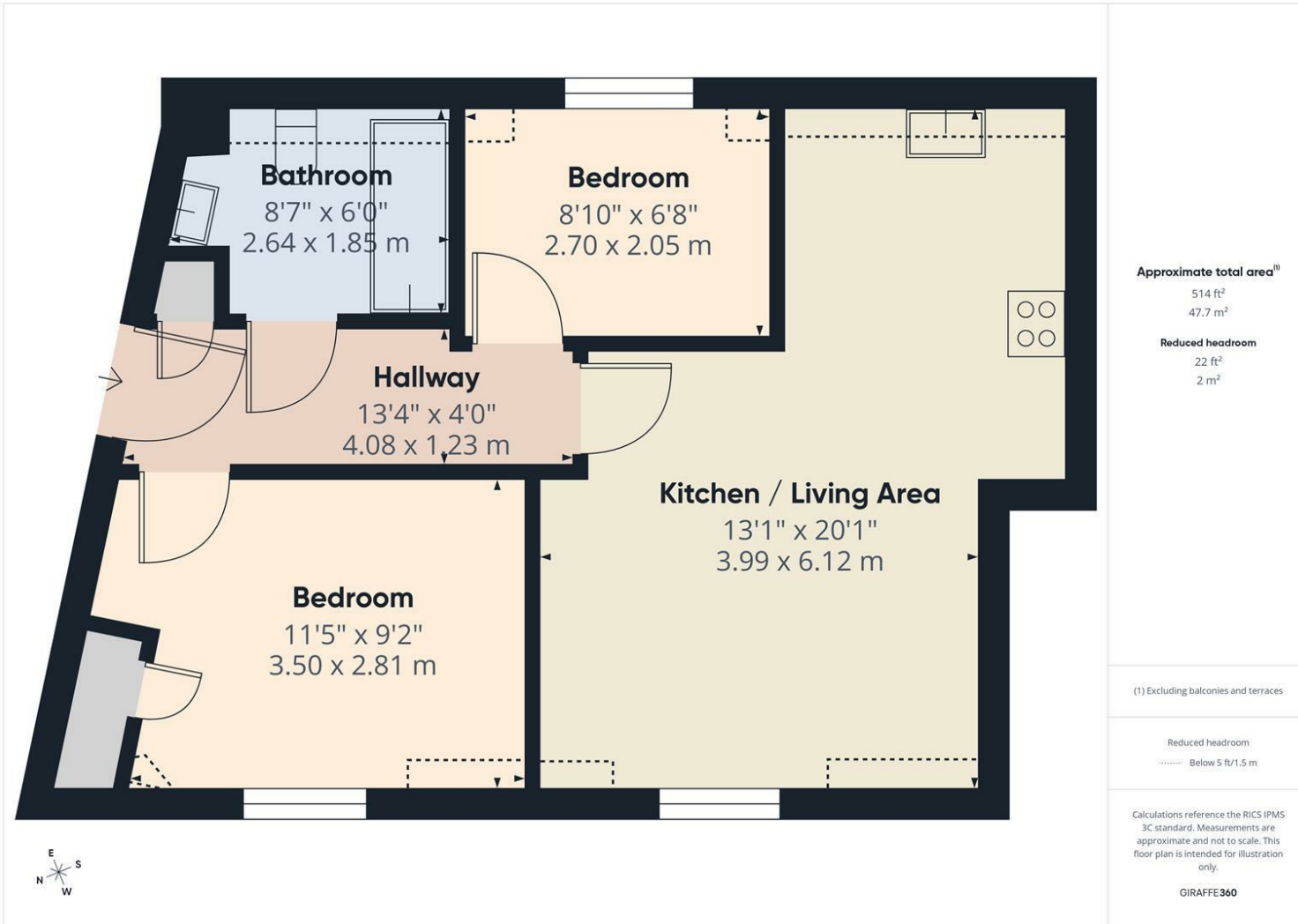
Asking Price £390,000 Leasehold

Harmes Turner Brown are pleased to offer this modern two bedroom second floor apartment forming part of a small gated development which is ideally situated close to all local village amenities and being within a short distance of Hampton Court train station. New Inn Court was refurbished in 2002, having formerly been an Inn and Stables originally build in the early 1800's, and is located in part of the historic conservation area of East Molesey.

The property is well presented and briefly comprises:- entrance hallway leading to a bright and airy living room with open-plan shaker style kitchen with fitted appliances, two double bedrooms with a modern fully tiled white bathroom suite. Other notable features include gas central heating and double glazing throughout. There is an allocated parking space to the property which is in a gated car park to the rear within historic walls dating back to the 1660's (Charles 2) Council tax £2442 PA. Please contact our East Molesey office on 0208 001 8385 to arrange a viewing.



Matham Road, East Molesey, KT8 0BE



- CENTRAL VILLAGE LOCATION IN EAST MOLESEY CONSERVATION AREA
- DOUBLE GLAZING
- SECURE ALLOCATED PARKING SPACE
- OPEN-PLAN LIVING KITCHEN ROOM
- GAS CENTRAL HEATING VIA RADIATORS
- 101 YEAR LEASE
- BRIGHT AND AIRY ACCOMMODATION

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