

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

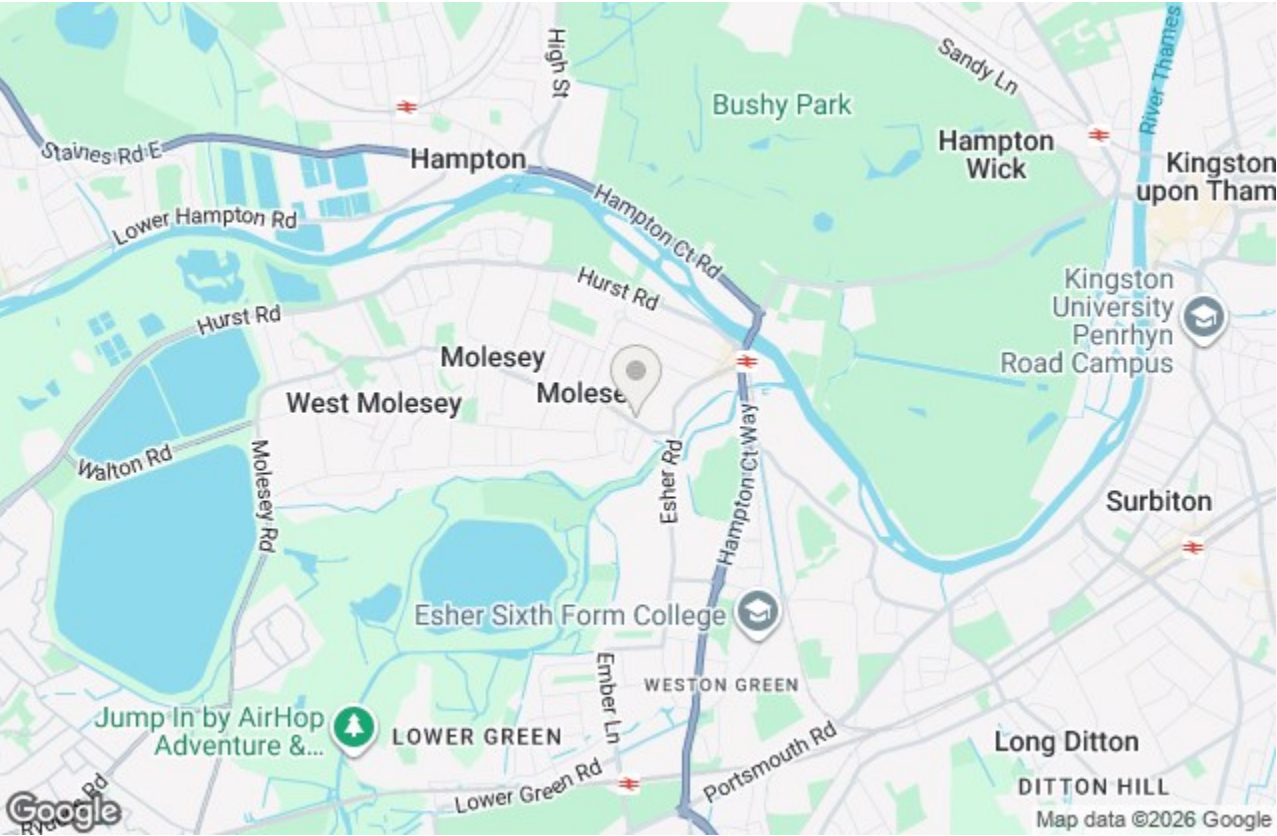
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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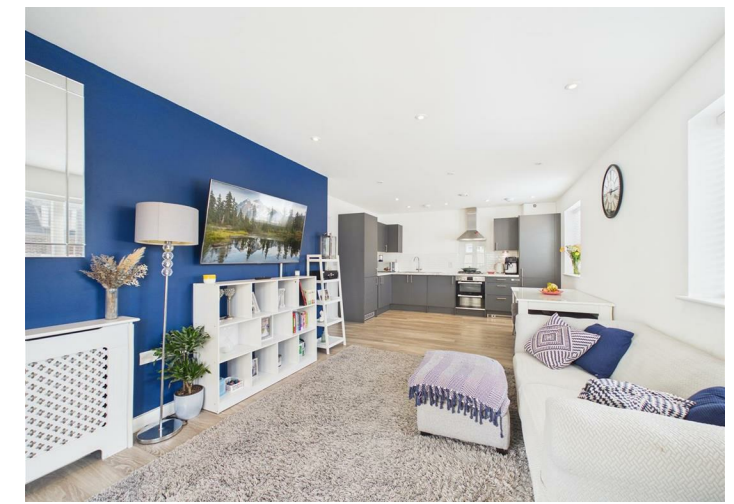


**£415,000 Leasehold**

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.

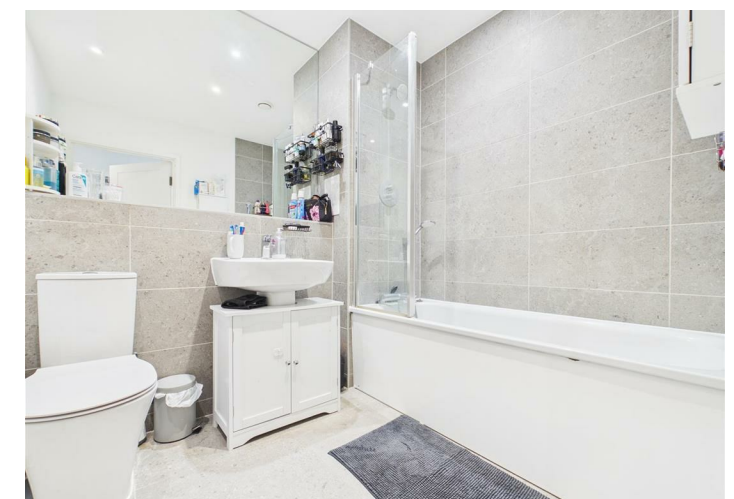


## 2 Hansler Grove, East Molesey, KT8 9FG



- 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