



JASON KATES

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2 Hansler Grove, 5 Goddard House,
Offers Over £425,000

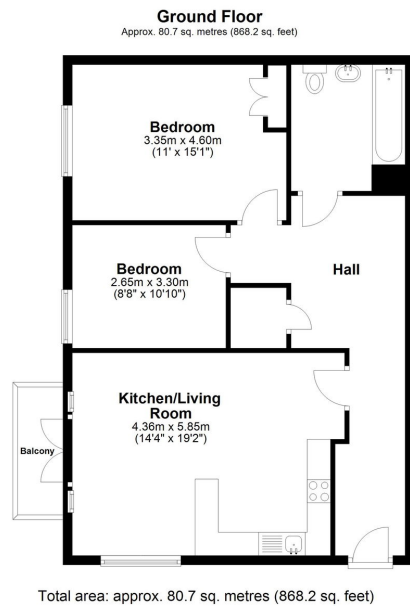
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- Superbly presented two bedroom apartment built circa 2020
- Double glazing
- Communal grounds
- Secure communal bike storage
- Can be purchased at minimum share of 40% or full 100%
- Gas central heating
- Allocated parking
- Modern fully fitted kitchen
- Outside balcony
- Council tax band D- £2332.80 p/a



REF JK0700. We pleased to offer this modern superbly presented two bedroom ground floor apartment which is situated conveniently for all the village amenities in East Molesey as well as being within a short distance of Hampton Court with its boutique shops, cafes, pubs, restaurants and, of course, mainline station. This property can be purchased on a shared ownership method subject to qualification or can be purchased 100%. 'In accordance with the estate agents act 1979, this property is being marketed and sold by the owner of the property'



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |