



**2 JOSHUA COURT
268 HOOK ROAD
CHESSINGTON
SURREY
KT9 1PF
£335,000**

MODERN GROUND FLOOR FLAT

BUILT IN 2013

TWO BEDROOMS

16'5 X 13'11 MODERN KITCHEN LIVING ROOM

MODERN BATHROOM SUITE

GAS CENTRAL HEATING

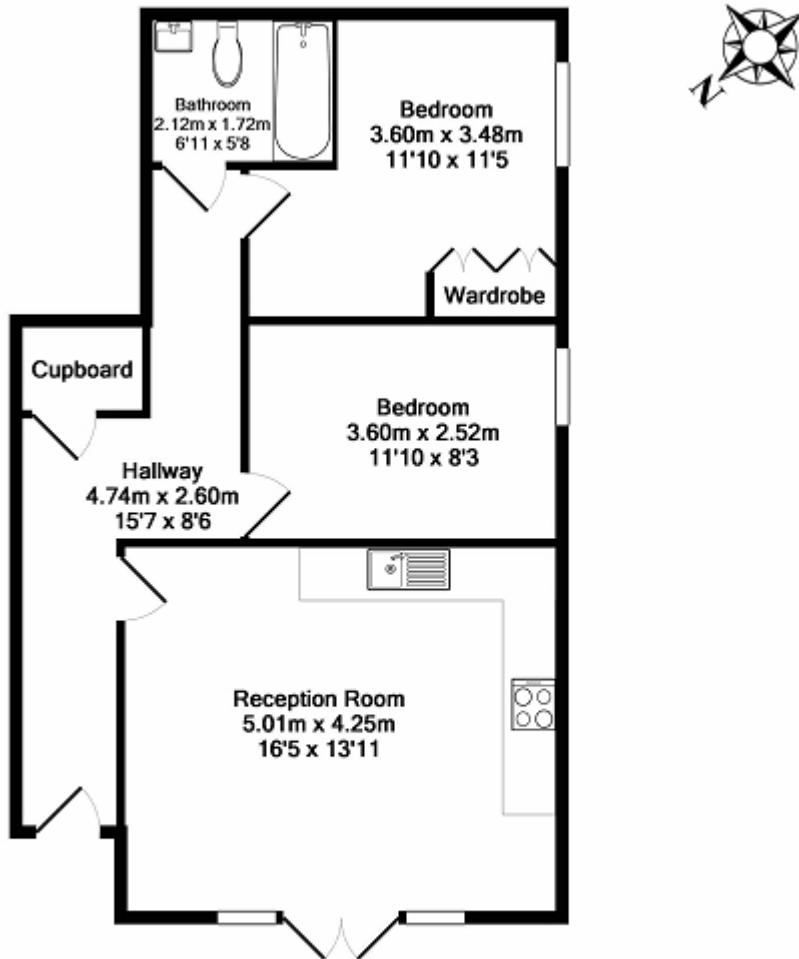
DOUBLE GLAZED WINDOWS

DIRECT ACCESS TO OWN REAR GARDEN

ALLOCATED PARKING SPACE

VIEWINGS HIGHLY RECOMMENDED





Total Approx. Floor Area 57.2 Sq.M. (616 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.