

To find out more please call us on **020 8549 3366**

KINGSNYMPTON PARK Kingston Hill



RENTAL £1,595 per month + fees

STATEMENT OF INTENT

- We are independent property marketing experts dedicated to finding you a new home.
- We are agile & responsive to your search requirements. We listen and won't waste time recommending properties outside your search criteria. If we don't have your perfect property we'll market and advertise on your behalf.
- We provide a dedicated point-of-contact who'll listen to what's important in your property search from viewing through to exchange and final completion.

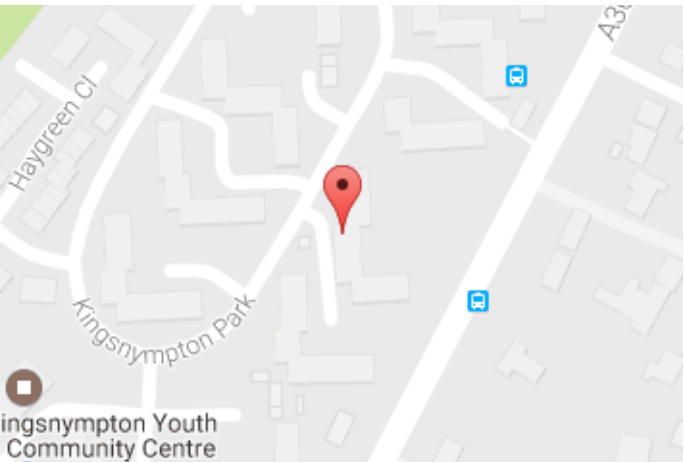


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Third-floor three-double bedroom apartment in the purpose-built Pirbright House in the popular Kingsnympton Park. This property is close to the university and hospital. The location is also beneficial, with bus routes servicing the immediate area, going towards Richmond, Putney, Wimbledon, or further into Surrey. Trains run frequently to London Waterloo via the nearby Norbiton Station. There are local shops nearby such as those on Crescent Road, and Richmond Park's Ladderstile Gate is less than half a mile away. There are three outstanding schools in close proximity to the property.

The apartment also comprises an eat-in kitchen, a new bathroom with separate WC next door, while there is generous inbuilt storage throughout. The apartment has its own allocated bike storage, while Pirbright House comes with off-street parking facilities also found throughout Kingsnympton Park.

Available now.

Energy Performance Certificate



Pirbright House, Kingsnympton Park, KINGSTON UPON THAMES, KT2 7TQ

Dwelling type: Top-floor flat
 Date of assessment: 17 April 2013
 Date of certificate: 17 April 2013
 Reference number:
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 68 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

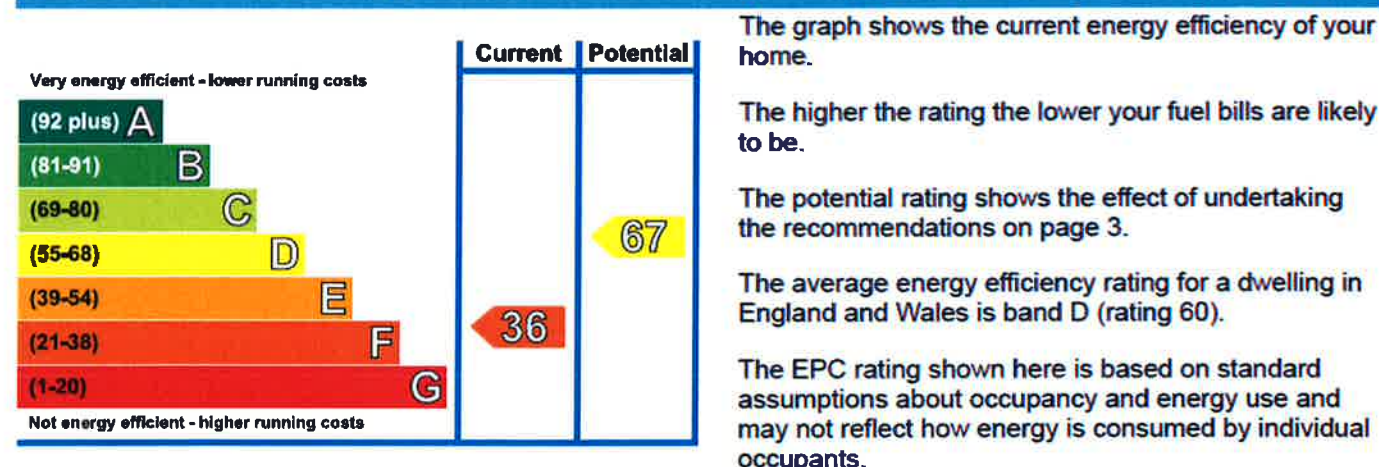
Estimated energy costs of dwelling for 3 years:	£ 3,648
Over 3 years you could save	£ 1,803

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 126 over 3 years	
Heating	£ 3,207 over 3 years	£ 1,542 over 3 years	
Hot Water	£ 183 over 3 years	£ 177 over 3 years	
Totals	£ 3,648	£ 1,845	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 682	✓
2 Draught proofing	£80 - £120	£ 36	✓
3 Low energy lighting for all fixed outlets	£45	£ 96	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.