



**RAWLINSON
&WEBBER.**

Ray Road, West Molesey
£1,800 Per Month Freehold

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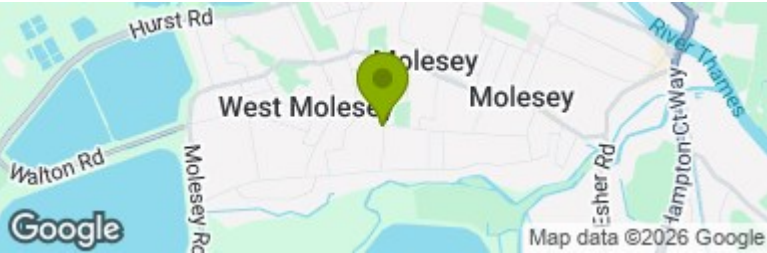
Property Description

A beautifully presented 2 bedroom and newly decorated first-floor flat, offering spacious and comfortable living in a convenient location.

The property features a welcoming entrance hallway leading to a bright living area with kitchen, two well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, and a separate modern family bathroom.

Freshly painted throughout, this attractive home is ready for immediate occupation and is ideal for professionals, couples, or a small family. (ai edit on bedroom carpets)

- Features
- Main bedroom with ensuite
 - Second bedroom
 - Lounge
 - Modern kitchen
 - Family bathroom with window
 - Large hallway
 - Storage cupboard in hall
 - Gas central heating
 - Newly painted
 - On Road parking



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

Council Tax Band

EPC Rating: