



**RAWLINSON  
&WEBBER.**

Molesey Road, West Molesey  
£1,795 PCM Freehold

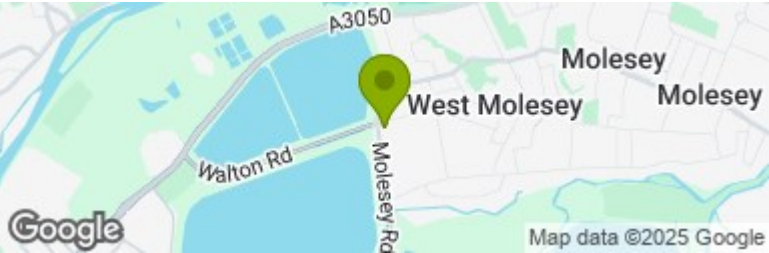
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&WEBB

# Property Description

STUNNING TWO DOUBLE BEDROOM APARTMENT on the second floor in a convenient location in West Molesey. The property is finished to a high standard consisting of open plan lounge kitchen, 2 double bedrooms and bathroom with shower over bath. Also benefits from a large covered private terrace and video entry system. On street parking down Molesey Avenue.

SITUATED in a convenient part of West Molesey, close to the local shops and schools. There is a good bus service, connecting with Hampton court station (TFL ZONE 6 with direct trains to London Waterloo), Kingston and Walton upon Thames.

East Molesey Village and The River Thames leading to Hampton Court Palace and Bridge Road with its bustling cafe's, restaurants, boutiques and antique shops are only a short distance away.  
**TWO DOUBLE BEDROOMS • OPEN PLAN KITCHEN • OPEN PLAN LOUNGE • BATHROOM • LARGE COVERED PRIVATE TERRACE • GAS CENTRAL HEATING • DOUBLE GLAZING • FULL REDEC THROUGHOUT • EARLY VIEWING HIGHLY RECOMMENDED**



| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

Council Tax Band

C

EPC Rating: