



**RAWLINSON  
&WEBBER.**

Molesey Road, West Molesey  
£1,695 PCM Freehold

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&WEBB**

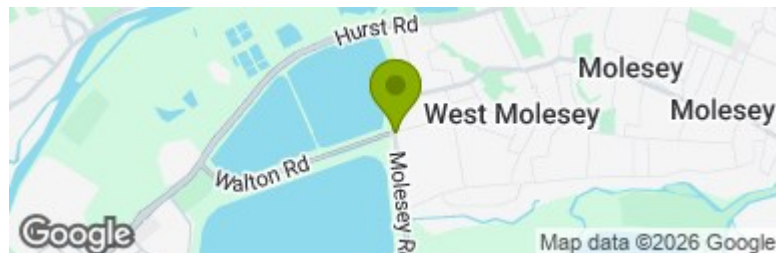
## Property Description

A fantastic TWO DOUBLE BEDROOM, first floor apartment, forming part of this prestigious modern development in West Molesey. The property benefits from a private covered terrace/balcony.

SITUATED in a convenient part of West Molesey, close to the shops and schools. There is a 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 café's, restaurants, boutiques and antique shops are only a short distance away.

• TWO DOUBLE BEDROOMS • OPEN PLAN  
LOUNGE • OPEN PLAN  
KITCHEN • BATHROOM • BALCONY/ COVERED  
TERRACE • NEWLY CONSTRUCTED

## Features



| 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: