



**RAWLINSON  
&WEBBER.**

Walton Road, East Molesey  
£1,575 PCM Freehold

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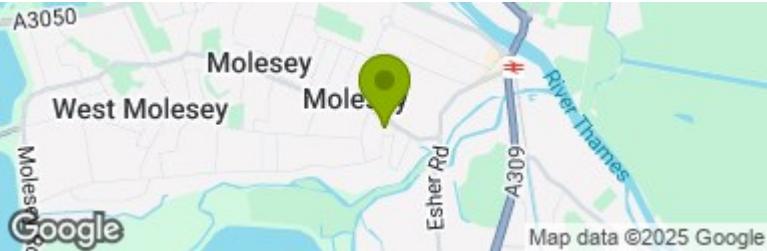
# Property Description

We are pleased to offer this converted Victorian first floor apartment available to rent in the heart of East Molesey village. This spacious property benefits from a large lounge with double glazed windows overlooking the highstreet. Off the lounge is a seperate well presented kitchen. There is an airy hallway opening onto two double bedrooms and a bathroom. This property has been redecorated throughout and new underlay and carpets have been fitted throughout.

SITUATED in a much sought-after East Molesey Village where you will have direct access to the supermarket, Post office, schools, library, health and fitness clubs, local shops, and bars. Hampton Court Station (TFL ZONE 6) connecting with London Waterloo is a short walking distance away, neighboring Bridge Road with its bustling café's, restaurants, boutiques and antique shops. There is a good bus service connecting with Kingston and Walton on Thames.

**Features**

1ST FLOOR APARTMENT • 2 BEDROOMS • 1 RECEPTION ROOM • KITCHEN • BATHROOM • GAS CENTRAL HEATING • DOUBLE GLAZING • NEW UNDERLAY AND CARPETS FITTED THROUGHOUT • FULL REDECORATION (WALLS, CEILINGS WOODWORK) THROUGHOUT • EAST MOLESEY VILLAGE



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>	67	72
(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

B

EPC Rating:

D