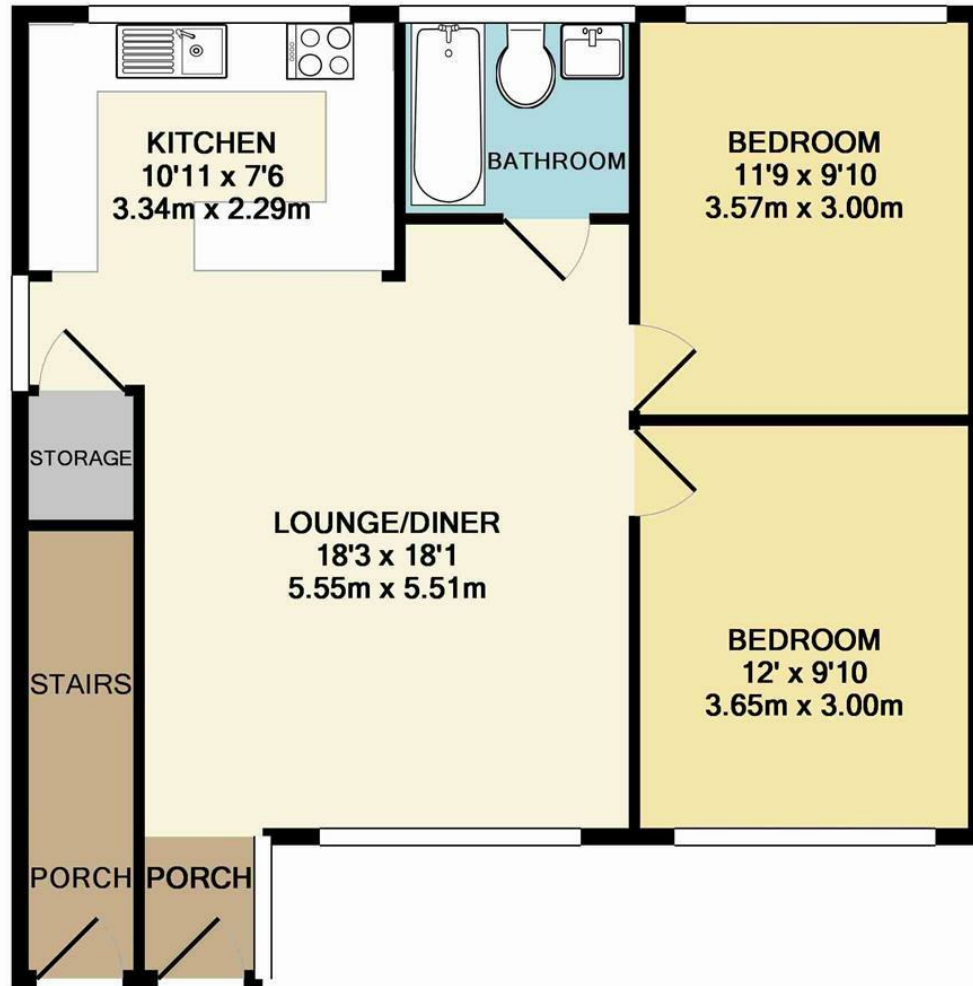




**RAWLINSON  
&WEBBER.**

Upper Farm Road, West Molesey  
£1,695 PCM Freehold



TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)

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## Property Description

Rawlinson & Webber are pleased to offer to the rental market this very well presented two-bedroom ground floor apartment which boasts solid wood flooring, integrated appliances and its own front entrance. The apartment has been very well maintained throughout. Your internal viewing is highly recommended.

Situated in a sought-after residential road in West Molesey village, within easy access of local shops and schools. Bridge Road with its numerous cafés, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (tfl zone 6, connecting to London Waterloo) and bus terminal (ideal for the daily city commuter). Kingston-Upon-Thames with its renowned and diverse shopping facilities is close by! Molesey is also serviced by a library and has health, fitness, rowing and cricket clubs amongst others.

**Features**  
 • TWO BEDROOMS • LOUNGE  
 • DINER • KITCHEN • BATHROOM • GAS CENTRAL  
 HEATING • UNFURNISHED • INTEGRATED  
 APPLIANCES • PRIVATE ENTRANCE • GROUND  
 FLOOR • WEST MOLESEY

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Council Tax Band

D

EPC Rating:

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	

