



**RAWLINSON  
&WEBBER.**

Walton Road, East Molesey  
£1,395 Per Calendar Month Freehold

# Property Description

Rawlinson & Webber are delighted to present this recently refurbished one-bedroom first floor flat situated in the heart of East Molesey Village.

The property has just undergone a mini renovation with brand new carpets and flooring throughout as well as a full redecoration of walls, ceilings, and woodwork, offering a bright and fresh feel.

Inside, you will find:

A generous modern fitted kitchen with appliances included (oven, hob, washing machine, fridge/freezer)

A spacious bedroom with bay window providing excellent natural light

A bright living room

A contemporary bathroom with shower over bath

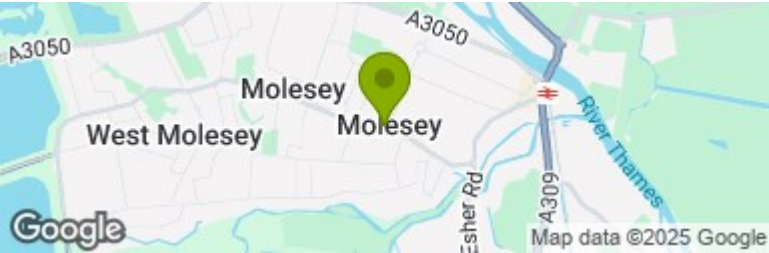
Gas central heating & double glazing

Positioned on Walton Road, the property is within moments of East Molesey's independent shops, cafés, and restaurants. Hampton Court Palace & Bridge Road's boutique shops are a short walk away, as well as Hampton Court mainline station (Zone 6) offering direct trains into Central London in under 30 minutes.

By car, a motorway is served by a beautiful riverside walk, 200 yds to the Thames, 100 open spaces of nature Park and excellent local schools.

Available immediately  
Rent £1985 per  
Deposit £1609.00

**• SPACIOUS FIRST FLOOR APARTMENT • 1 DOUBLE BEDROOM • KITCHEN • BATHROOM • LOUNGE • BR**  
**NEW CARPETS THROUGHOUT • FULL REDECORATION THROUGHOUT (WALLS, CEILINGS AND WOODWORK) • NEW FLOOR IN KITCHEN AND BATHROOM • EAST MOLESEY • HIGH STREET LOCATION**



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		
		67
England & Wales		EU Directive 2002/91/EC

## Council Tax Band

B

## EPC Rating:

D