



**RAWLINSON  
&WEBBER.**

Molesey Road, West Molesey  
£1,450 PCM Freehold

## Property Description

STUNNING ONE DOUBLE BEDROOM APARTMENT with a floor to ceiling window overlooking your own private roof terrace. The property is finished to an extremely high standard, benefiting further from video entry system and open plan living.

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 café's, restaurants, boutiques and antique shops are only a short distance away.

• ONE DOUBLE BEDROOM • OPEN PLAN

KITCHEN • OPEN PLAN

LOUNGE • BATHROOM • ROOF TERRACE • GAS

CENTRAL HEATING • DOUBLE GLAZING • VIDEO

ENTRY • WEST MOLESEY • LOVELY VIEWS

## 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: