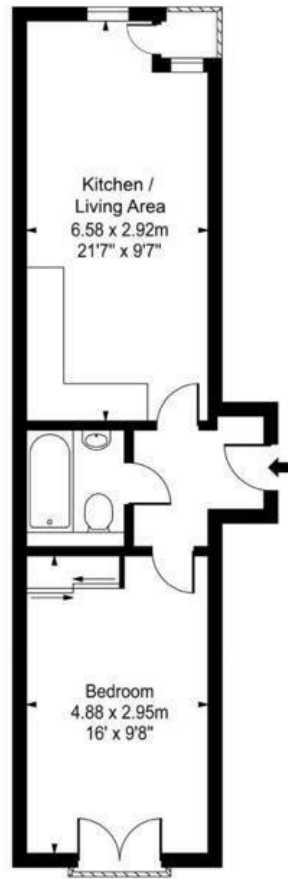


**RAWLINSON
&WEBBER.**

Walton Road, East Molesey
Asking Price £265,000 Share of Freehold

Walton Road

Total Gross Internal Area
41 Sq M - 443 Sq Ft



Every attempt is made to assure accuracy, however measurements are approximate and for illustrative purposes only. Not to scale.

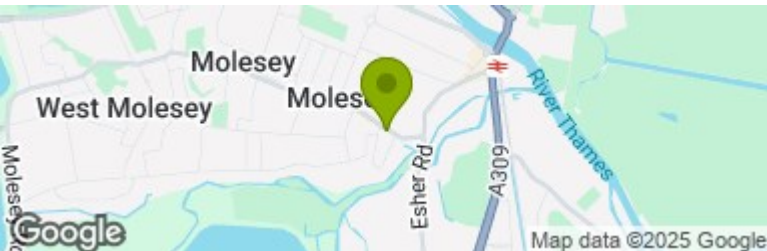
Property Description

Rawlinson & Webber are pleased to offer for sale with no onward chain, this stylish one bedroom apartment located in the heart of East Molesey, one of Surrey's most desirable and picturesque areas. Situated on Walton Road, this first floor apartment is conveniently positioned in the Heart of East Molesey Village. A short walk from the stunning Hampton Court Palace, its train station, the River Thames, and charming riverside pubs and parks that make this area so sought-after.

The property comprises an entrance hall, open plan kitchen/living room with corner balcony, one double bedroom with a built-in wardrobe and a second Juliette balcony. A bathroom is positioned between the two living spaces. The apartment presents an ideal opportunity for a first-time purchaser or an investment buyer and an early internal viewing is highly recommended. NO CHAIN

Features

- 1ST FLOOR APARTMENT
- 1 DOUBLE BEDROOM WITH JULIETTE BALCONY
- OPEN PLAN KITCHEN & LOUNGE WITH CORNER BALCONY
- BATHROOM
- ENTRANCE HALLWAY
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- SECURE PHONE ENTRY SYSTEM
- EAST MOLESEY VILLAGE LOCATION
- CLOSE PROXIMITY TO HAMPTON COURT STATION



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	78	81
EU Directive 2002/91/EC		

EPC Rating: c

Council Tax Band C