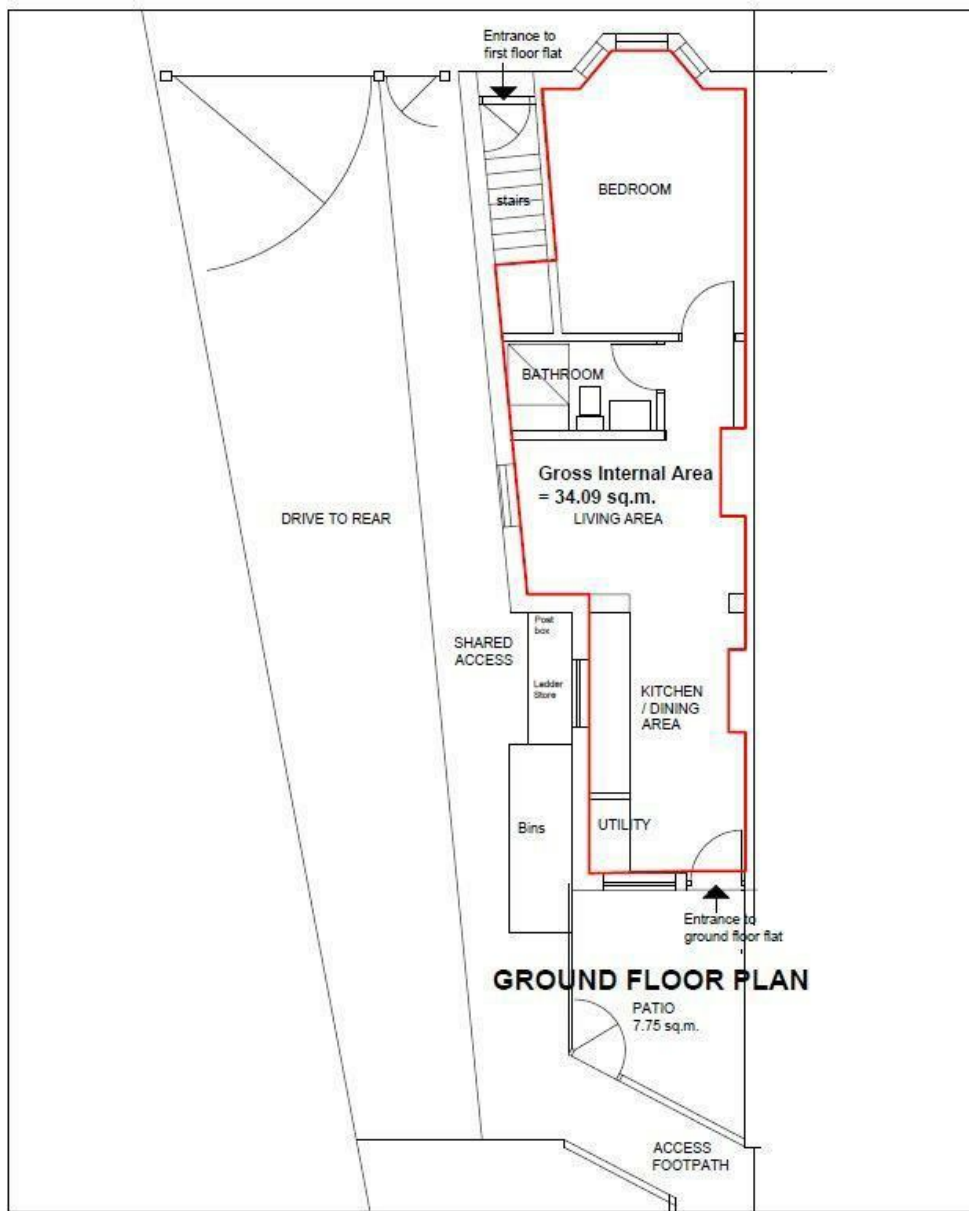




**RAWLINSON  
&WEBBER.**

**Park Road, East Molesey**  
**Asking Price £229,950 Leasehold**



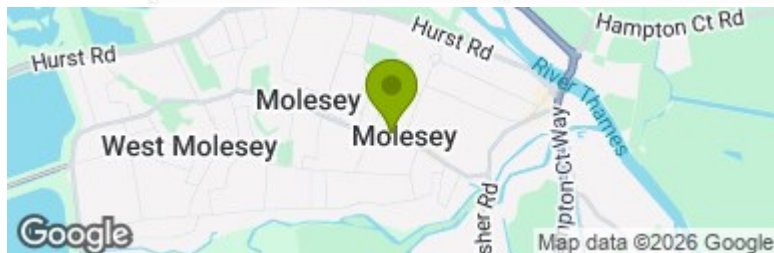
## Property Description

Rawlinson and Webber are delighted to offer for sale with no onward chain, this fantastic 1 double bedroom, ground floor Victorian apartment, situated in the Heart of East Molesey Village. The property is accessible via a private pedestrian gate with shared access leading to the apartment's private court yard garden and front door. Welcoming you into the apartment is an open plan kitchen/diner with separate utility room. The kitchen has contemporary base units with a butler sink whilst the lounge area offers space for a sofa & chairs. There is ample storage in the apartment with a light & airy modern shower room next to a spacious double bedroom with a large bay window.

An excellent first time buy or investment purchase. We highly recommend your early viewings.

## Features

- GROUND FLOOR VICTORIAN APARTMENT
- PRIVATE COURT YARD GARDEN
- 1 DOUBLE BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- SHOWER ROOM
- UTILITY ROOM
- SOLD WITH NEW LEASE OF 125 YEARS
- NO GROUND RENT
- EAST MOLESEY VILLAGE LOCATION
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

EPC Rating:

D

Council Tax Band

B