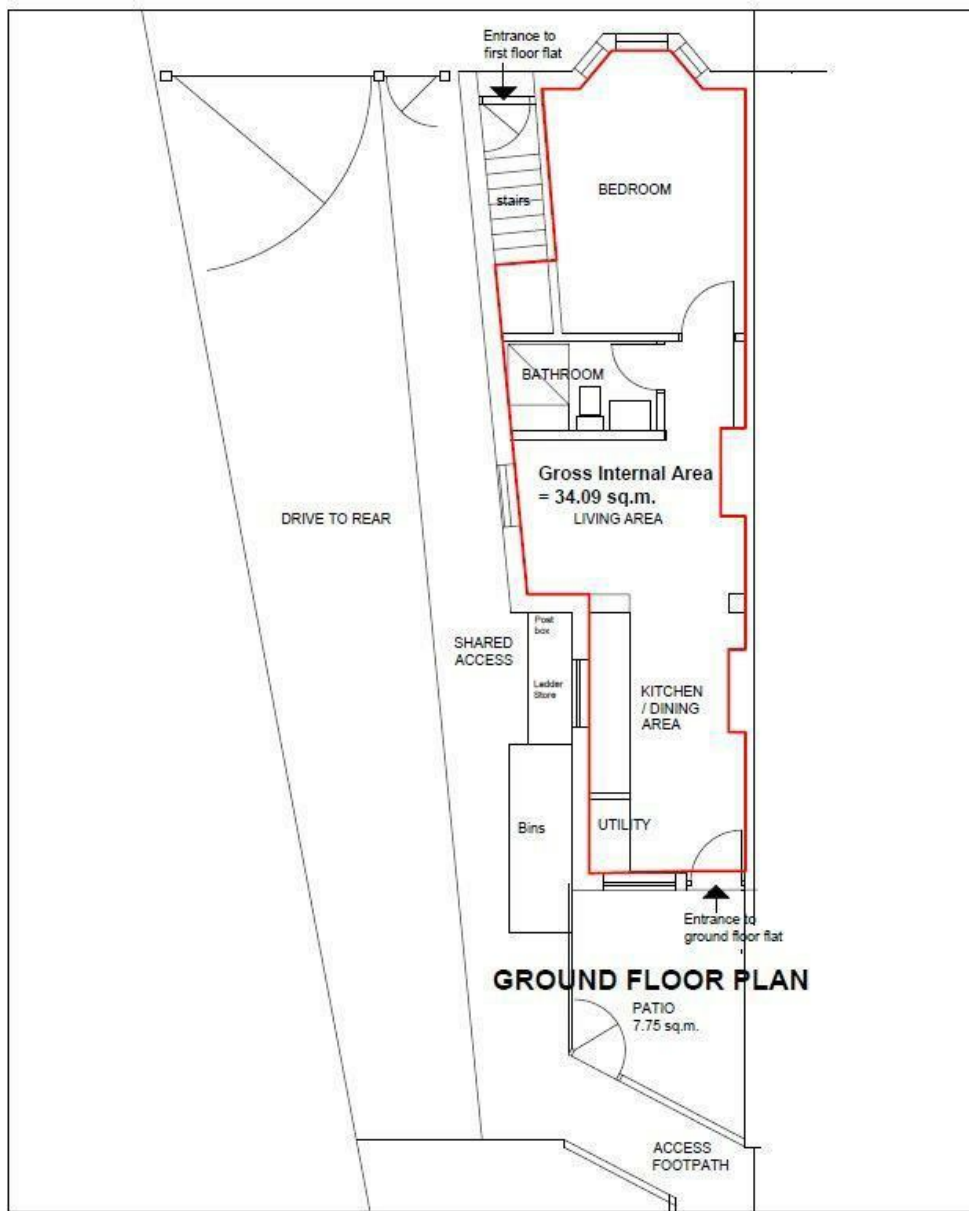




**RAWLINSON
&WEBBER.**

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



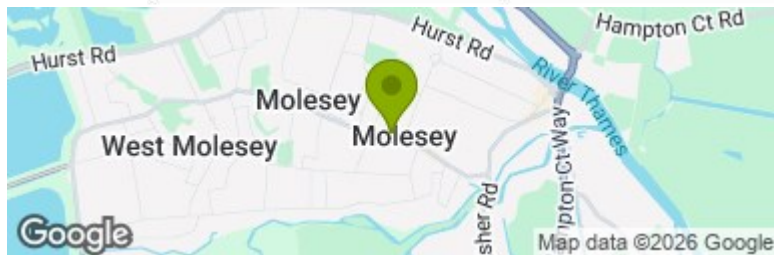
Property Description

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. There is an allocated parking space at the front of the apartment. 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
- ALLOCATED PARKING SPACE AT THE FRONT
- 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