



RAWLINSON



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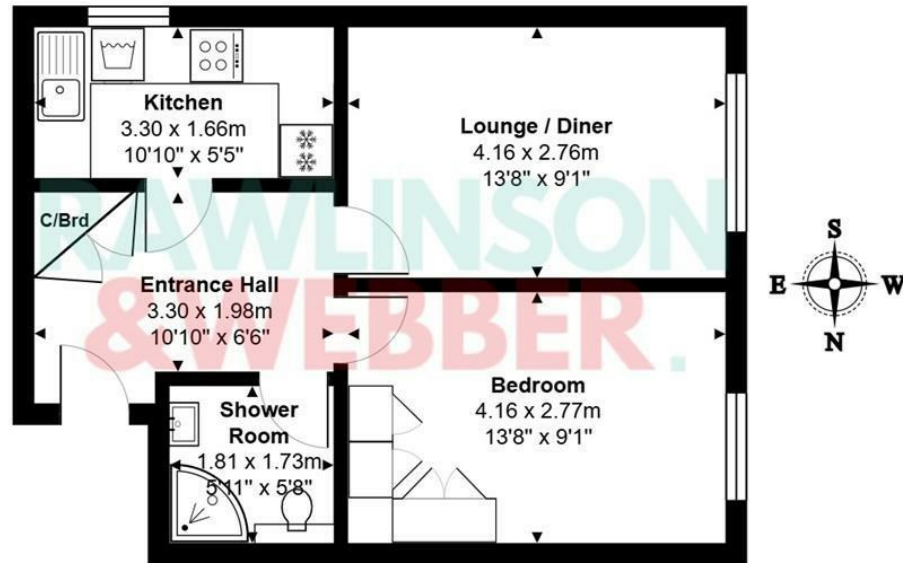
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Aragon Court, Pemberton Road, East Mol
£1,300 Per Month Freehold

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Property Description

12, Aragon Court West Molesey KT8 9LP



Total Area: 41.0 m² ... 442 ft²

All measurements are approximate and for display purposes only.

A very well presented first floor 1 bedroom apartment in this secure and very centrally located small development designed for the over 55's.

The bedroom has good wardrobe storage and the property also benefits from having been redecorated as well as a very recently installed and unused shower room, making this property ideal for immediate occupation.

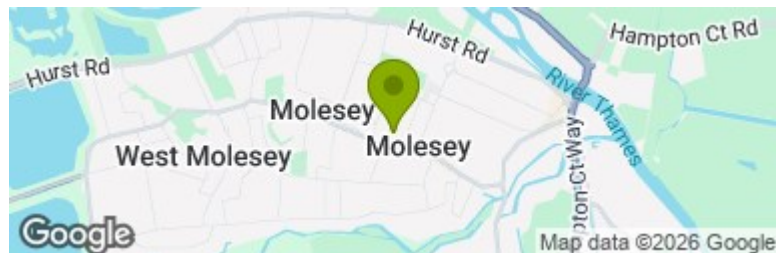
The shared areas have a secure intercom system, lift to each floor and a rear conservatory for social gatherings, which overlooks the landscaped rear lawns and borders.

Features - Ideal for the use of residents and this particular property also benefits from an extensive roof storage amenity mentioned by the vendor to be roughly the same square footage as the flat - ideal for downsizers who still wish to accommodate furniture and/or personal possessions.

DOUBLE BEDROOM • LARGE LOUNGE • RECENTLY INSTALLED SHOWER ROOM - UNUSED • RECENTLY RECARPETED AND DECORATED • GAS CENTRAL HEATING • DOUBLE GLAZING • VACANT POSSESSION • LOVELY COMMUNAL GARDENS • RESIDENTS' PARKING • EXTENSIVE LOFT STORAGE SPACE

The building is located right in the heart of East Molesey with shops, pubs, churches, doctors, surgeries and bus stops all nearby.

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| 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 | | 74 | 75 |
| EU Directive 2002/91/EC | | | |

Council Tax Band

EPC Rating:

C