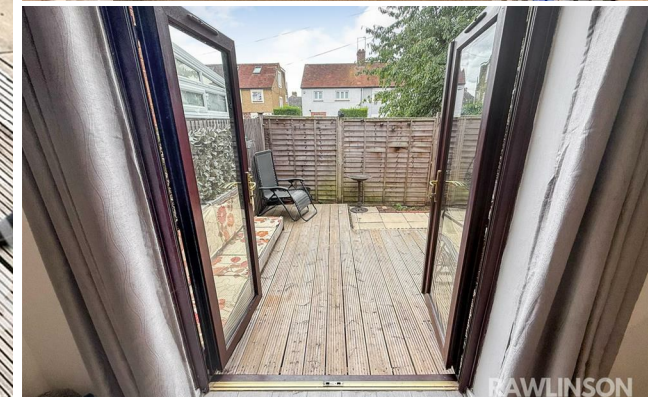




**RAWLINSON
&WEBBER.**

Avern Road, West Molesey
Asking Price £299,950 Leasehold



Floor Plan
Approx. Gross Internal Floor Area 507 sq. ft / 47.13 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

Property Description

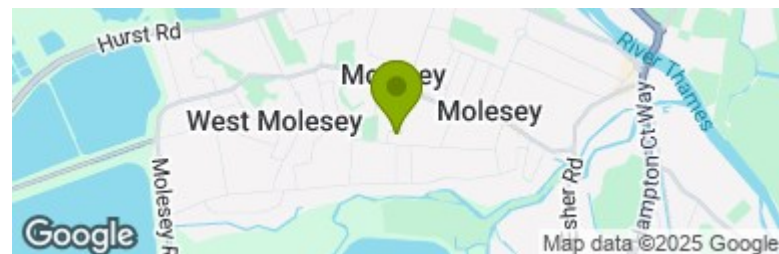
Rawlinson and Webber are delighted to offer this superb ground floor one-bedroom apartment, featuring its own private entrance, front courtyard, and a south-facing private rear garden.

Boasting approximately 507 sq. ft. of internal space, the property offers a well-proportioned double bedroom, a spacious lounge/kitchen with direct access to the garden through double doors and a contemporary bathroom. Additional features include two built-in storage cupboards and a practical entrance hall that enhances the home's flow and functionality. The property also benefits from unallocated residential off-street parking on a first come; first served basis.

This property is ideal for first-time buyers, downsizers, or investors seeking a low-outgoing home with private outdoor space.

Features

- DOUBLE BEDROOM
- LOUNGE/DINER
- KITCHEN
- BATHROOM
- PRIVATE ENTRANCE
- PRIVATE REAR GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NO ONWARD CHAIN
- WEST MOLESEY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band

C

EPC Rating:

C