

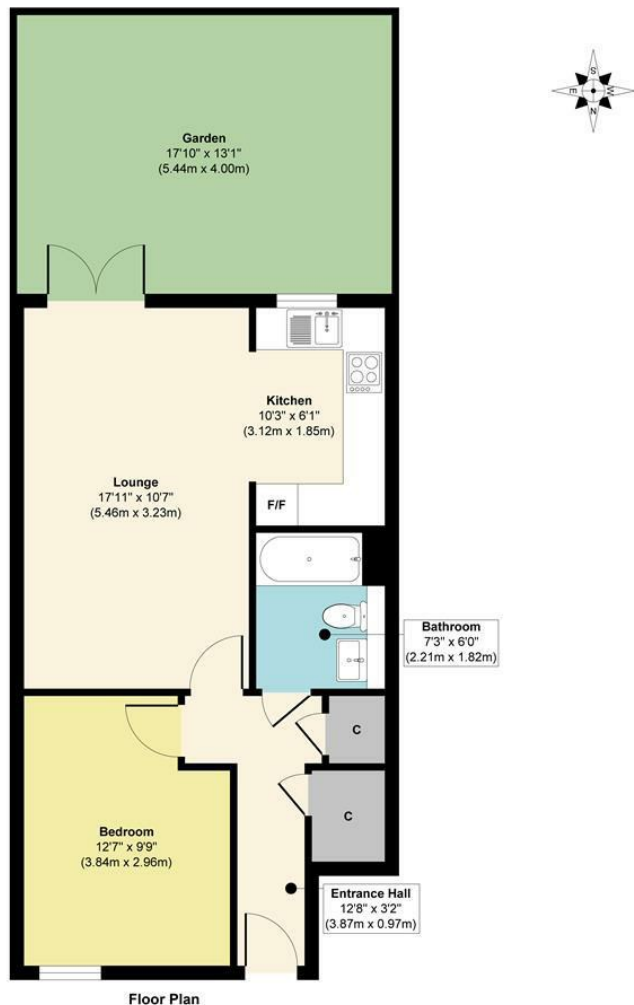


**RAWLINSON  
&WEBBER.**

Avern Road, West Molesey  
Asking Price £315,000 Freehold







**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

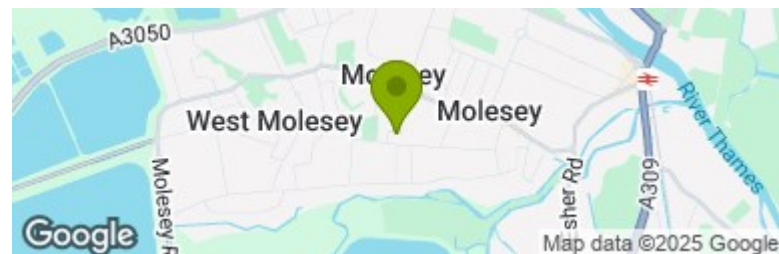
Rawlinson and Webber are delighted to offer this superb ground floor one-bedroom apartment, featuring its own private entrance, front courtyard, and a south-facing private rear garden.

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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 78      | 79        |
| (54-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## Council Tax Band

C

## EPC Rating:

C