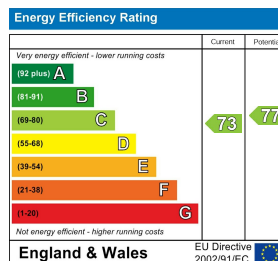
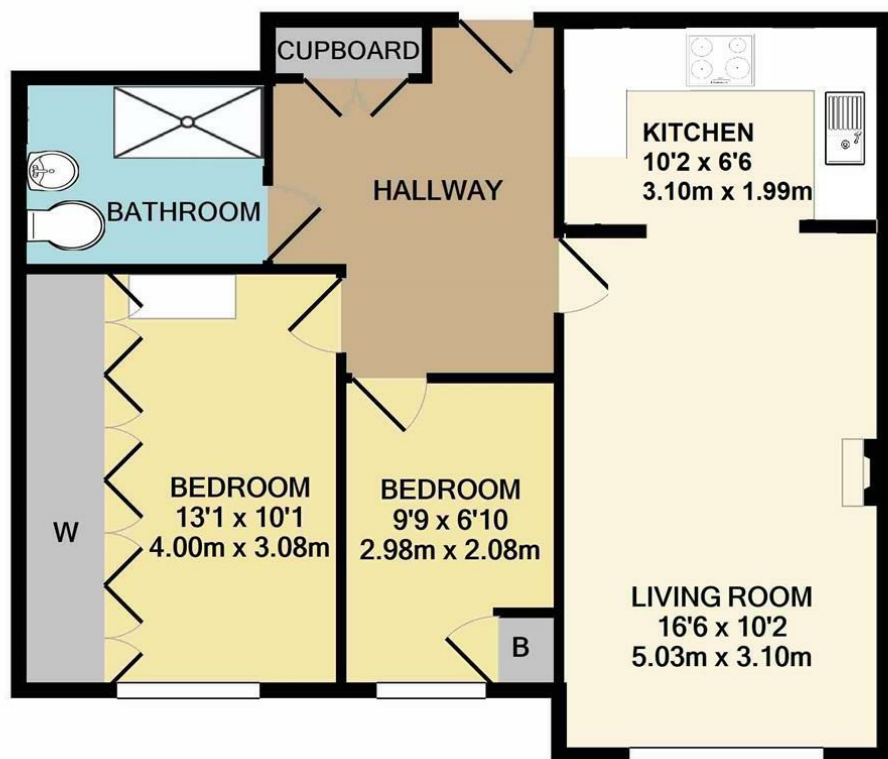




**RAWLINSON  
&WEBBER.**

**Pemberton Road, East Molesey**  
**Asking Price £349,950 Leasehold**





## Property Description

Rawlinson and Webber are pleased to offer for sale this refurbished 2 bedroom, 1st floor apartment in this quiet, popular over 55's, independent living, development - Aragon Court, situated in the heart of East Molesey. With the added bonus of no onward chain, your early viewing is highly recommended.

A well-presented apartment comprises a large entrance hallway with a convenient cloak cupboard, an open plan kitchen and lounge with a ornamental fireplace and a large window bathing the room in natural light. The recently installed kitchen features white eye & base level units, a built-in oven, Bosch electric hob and extractor fan. Two good-size bedrooms, one with fully fitted wardrobes, and a modern shower room in white en-suite complete the internal layout. The property also benefits from recently fitted carpets/flooring throughout and the sole use of a large loft space, extremely useful for a down-sizer.

The development benefits from lift access to all floors, residents' conservatory, a well-maintained large communal garden and off-street parking (on a first-come, first-serve basis).

Aragon Court is situated in a much sought-after residential road in East Molesey village, within walking distance of local cafes, shops, restaurants, library and the bus 411. Bridge Road with its numerous cafe's, restaurants, boutiques and antique shops is only a short distance away, as is Hampton Court Station (TFL Zone 6, connecting to London Waterloo). Kingston-upon-Thames with its shopping facilities is also close by.

## Features

- NO ONWARD CHAIN
- OVER 55s DEVELOPMENT
- 2 BEDROOM FIRST-FLOOR APARTMENT
- LIFT
- KITCHEN & LOUNGE
- SHOWER ROOM
- ENTRANCE HALLWAY
- COMMUNAL CONSERVATORY & GARDEN
- OFF-STREET PARKING (FIRST COME; FIRST SERVE)
- USE OF LOFT

TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Council Tax Band

E

## EPC Rating:

C

