



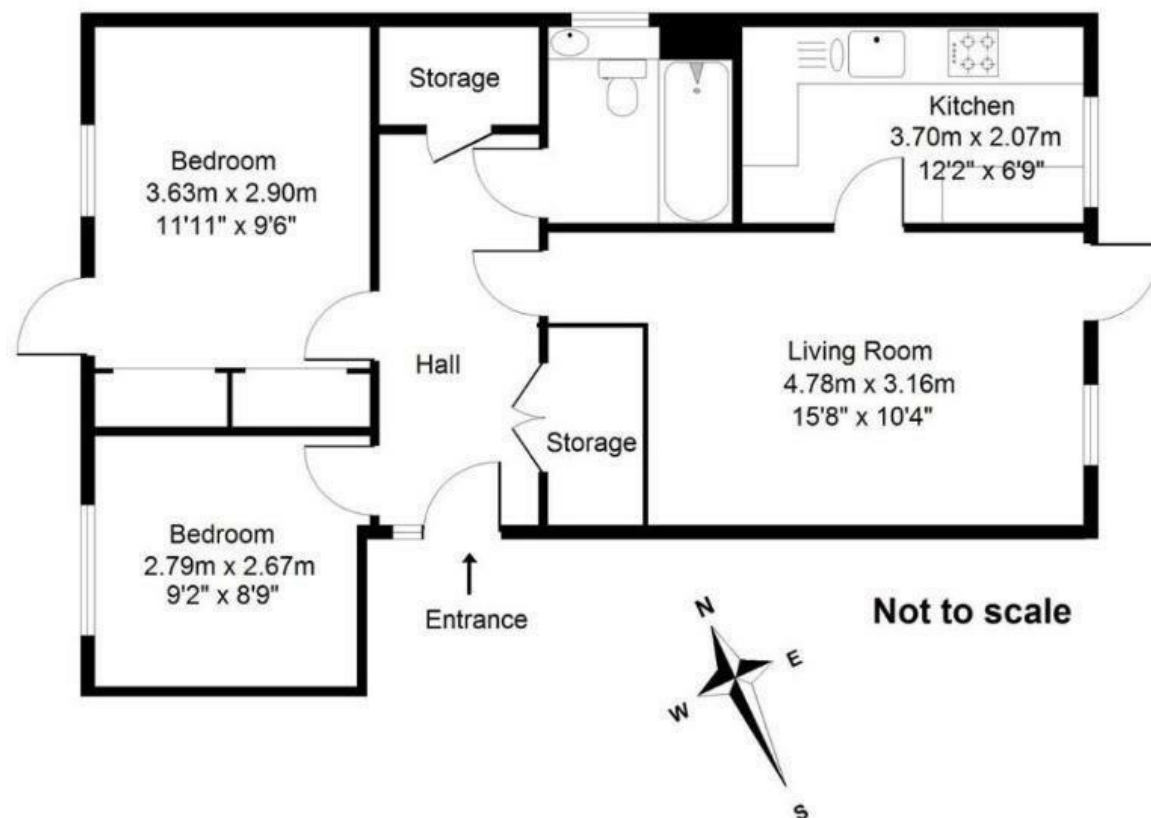
**RAWLINSON
&WEBBER.**

Grovelands, West Molesey
Asking Price £345,000 Leasehold

RAWLINSON
&WEBBER

RAWLINSON

Ground Floor



Approximate Gross Internal Floor Area:
63m sq (677sq ft)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance and should not be relied on as a basis of valuation.

Property Description

Rawlinson and Webber are delighted to present this spacious ground floor apartment, offering two generous double bedrooms and the rare benefit of its own private, westerly-facing rear garden.

Accessed via its own private front entrance, the property opens into a bright and airy lounge/dining room, which leads seamlessly into a modern kitchen equipped with sleek white cabinetry, ample storage, and plenty of countertop space. A wide, inner hallway provides access to a utility cupboard and one other deep storage cupboard. There is also a stylish walk-in shower room, and an external door leading to the internal communal areas. The apartment features two well-proportioned bedrooms, with the principal bedroom enjoying built-in wardrobes.

Outside, residents have the convenience of unallocated off-street parking bays on a first come, first served basis, along with the added appeal of a sunny, westerly-facing garden exclusively for this property.

Features

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- PRIVATE REAR GARDEN
- MODERN KITCHEN
- LOUNGE/DINING ROOM
- FAMILY SHOWER ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GENEROUS SIZE ACCOMMODATION
- GOOD CONDITION

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

EPC Rating:

C

Council Tax Band

C