



**RAWLINSON  
&WEBBER.**

Bridge Road, East Molesey  
Asking Price £450,000 Share of Freehold

# Property Description

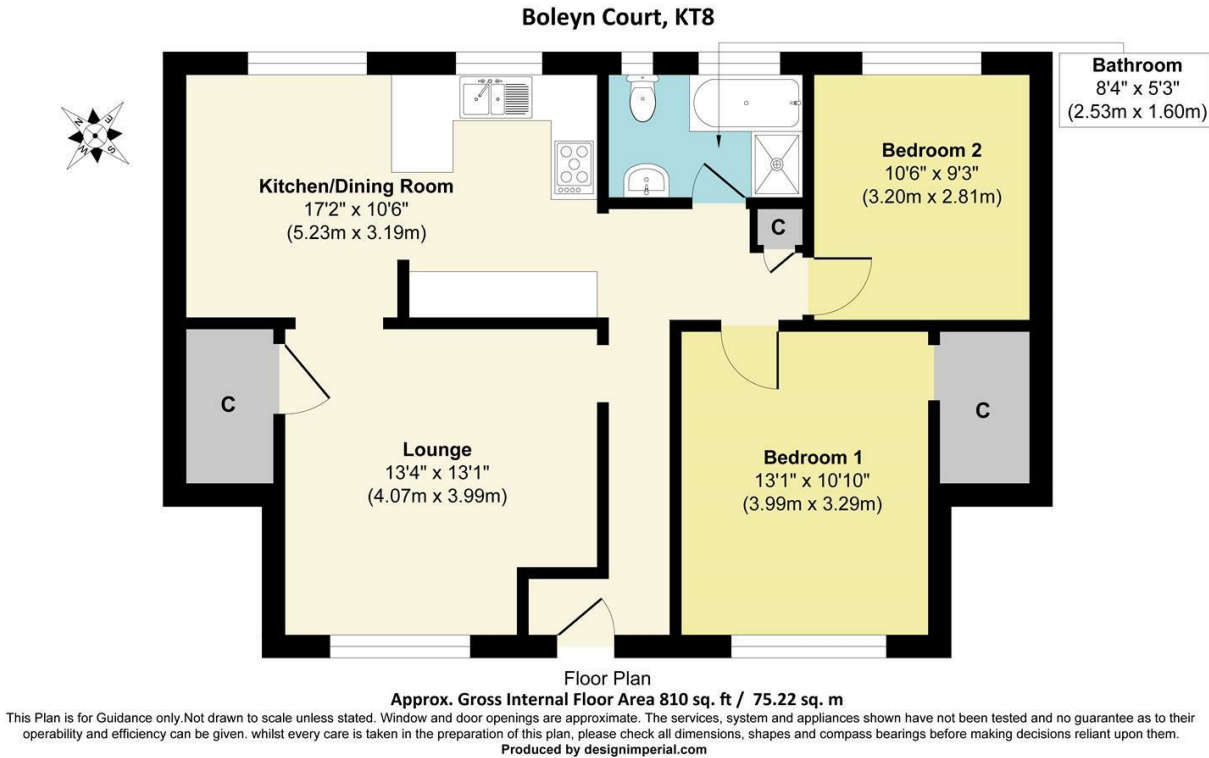
Rawlinson and Webber are pleased to introduce to the market this charming ground-floor apartment in the highly regarded Boleyn Court. This expansive property is situated just moments away from Bridge Road, the River Thames and Hampton Court station. While renowned for its close proximity to Hampton Court Palace, this area also hosts a vibrant array of trendy cafes, restaurants, pubs, and shops.

This ground-floor apartment offers an entrance hallway, a large open-plan lounge and kitchen featuring a breakfast bar, ample kitchen units and a cosy dining area. The lounge provides ample space for sitting furniture and has a large window that provides views onto the residential grounds. Additionally, the property boasts two double bedrooms and a family bathroom. The apartment is styled with parquet flooring throughout excluding the bathroom.

Externally, the property boasts well-maintained communal gardens, a garage equipped with power and lighting, and convenient in-front parking. Notably, this property is presented with NO ONWARD CHAIN and includes a SHARE OF FREEHOLD, making it a truly enticing opportunity.

# Features

- GROUND-FLOOR APARTMENT
- SHARE OF FREEHOLD & NO ONWARD CHAIN
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/LOUNGE
- FAMILY BATHROOM WITH SEPARATE SHOWER
- PRIVATE FRONT DOOR
- COMMUNAL GARDENS
- OFF-STREET PARKING
- PRIVATE GARAGE
- CLOSE PROXIMITY TO TRAIN STATION



Council Tax Band D EPC Rating: C

