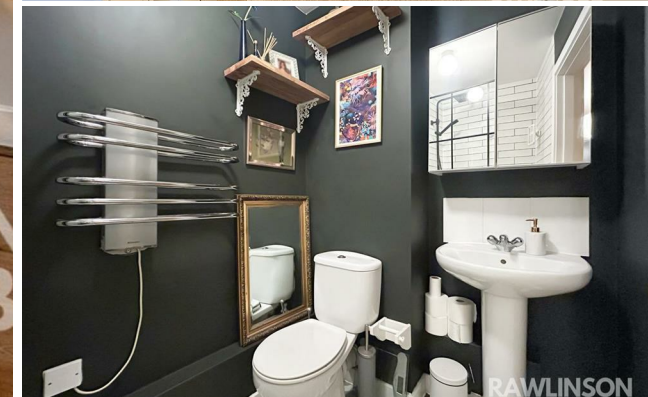
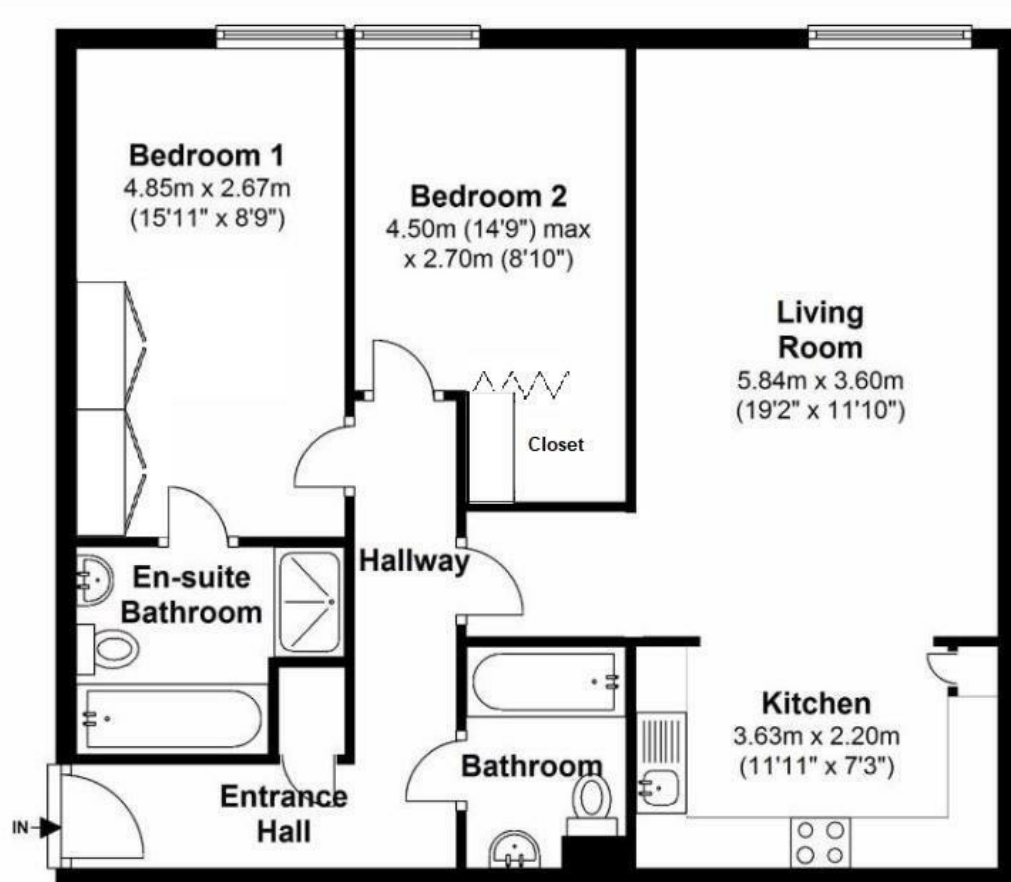




**RAWLINSON
&WEBBER.**

Victoria Avenue, West Molesey
Asking Price £338,000 Leasehold

RAWLINSON
&WEBBER

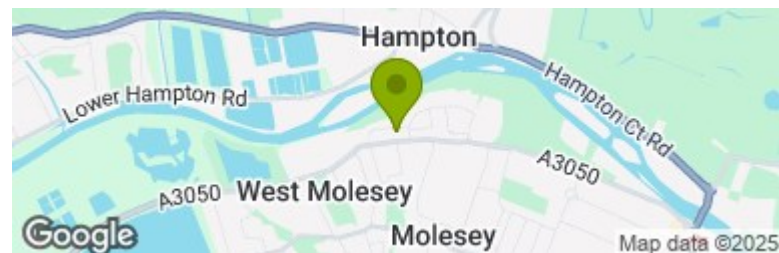


Two Bedroom Flat

Total Floor Area approx. = 803 Sq.Feet (74.60sq.metres)

Council Tax Band D

EPC Rating: C



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(54-68) D		
(39-53) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Property Description

Rawlinson and Webber are delighted to present this high-quality two-bedroom, two-bathroom apartment situated on the first floor of Aits View, a modern purpose-built development in the heart of Hurst Park.

The apartment features a spacious, light-filled reception area, enhanced by large windows that flood the space with natural light — perfect for relaxing or entertaining. The contemporary open-plan kitchen boasts sleek cabinetry and high-quality integrated appliances, seamlessly connecting to the living area to create a sociable and airy atmosphere.

There are two generously sized bedrooms, each offering ample space for fitted wardrobes and additional storage. The principal bedroom benefits from a stylish en-suite bathroom, while a second modern shower room is conveniently located off the hallway — ideal for guests or shared use.

Finished to a high standard throughout, the apartment showcases clean lines, neutral décor, premium flooring, and quality lighting, combining comfort with modern design. Additional features include a secure entry system, lift access, and allocated residents' parking (one space per apartment).

Set within a well-maintained and highly regarded development, the property enjoys close proximity to local amenities, Hurst Park, and the River Thames, and is within easy walking distance of Hampton Court Palace and train station, providing excellent connections to Central London.

Features

- PURPOSE BUILT
- 1ST FLOOR MODERN APARTMENT WITH SECURE ACCESS.
- 2 DOUBLE BEDROOMS
- 2 MODERN BATHROOMS
- 1 SECURE UNALLOCATED PARKING SPACE PER APARTMENT
- TELEPHONE ENTRY SYSTEM
- FUNCTIONAL LIFT
- CLOSE TO TESCO AND HURST ROAD POST OFFICE
- HURST PARK LOCATION
- WALKING DISTANCE TO THE RIVER THAMES