



**RAWLINSON  
&WEBBER.**

Aragon Court, Pemberton Road, East Molesey  
Asking Price £249,950 Leasehold

## Property Description

A very well presented first floor 1 bedroom apartment in this secure and very centrally located small development designed for the over 55's.

The bedroom has good wardrobe storage and the property also benefits from having been redecorated as well as a very recently installed and unused shower room, making this property ideal for immediate occupation.

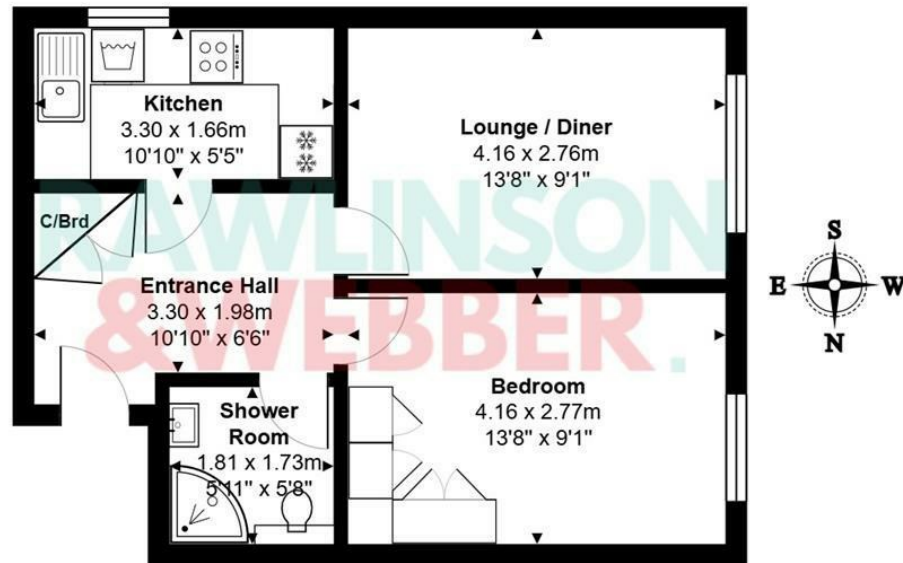
The shared areas have a secure intercom system, lift to each floor and a rear conservatory for social gatherings, which overlooks the landscaped rear lawns and borders.

There is parking for the use of residents and this particular property also benefits from an extensive roof storage amenity mentioned by the vendor to be roughly the same square footage as the flat - ideal for downsizers who still wish to accommodate furniture and/or personal possessions.

The sale will come with an extended lease and NO ONWARD CHAIN.

The building is located right in the heart of East Molesey with shops, pubs, churches, doctors surgeries and bus stops all close by.

### 12, Aragon Court West Molesey KT8 9LP



Total Area: 41.0 m<sup>2</sup> ... 442 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

## Features

- DOUBLE BEDROOM
- LARGE LOUNGE
- RECENTLY INSTALLED SHOWER ROOM - UNUSED.
- RECENTLY RECARPETED AND DECORATED.
- GAS CENTRAL HEATING
- DOUBLE-GLAZING
- VACANT POSSESSION
- LOVELY COMMUNAL GARDENS
- RESIDENTS' PARKING
- EXTENSIVE LOFT STORAGE SPACE

Council Tax Band:

D

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		74	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

