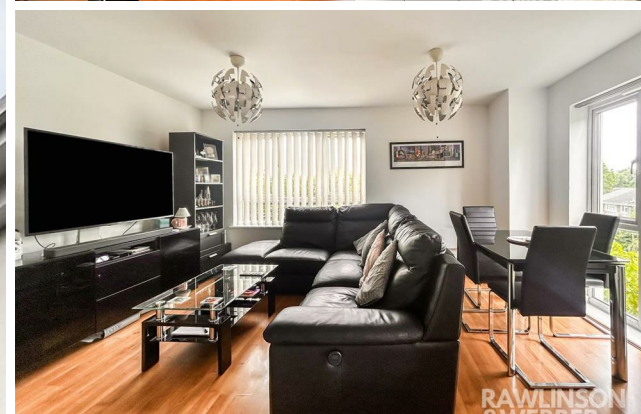


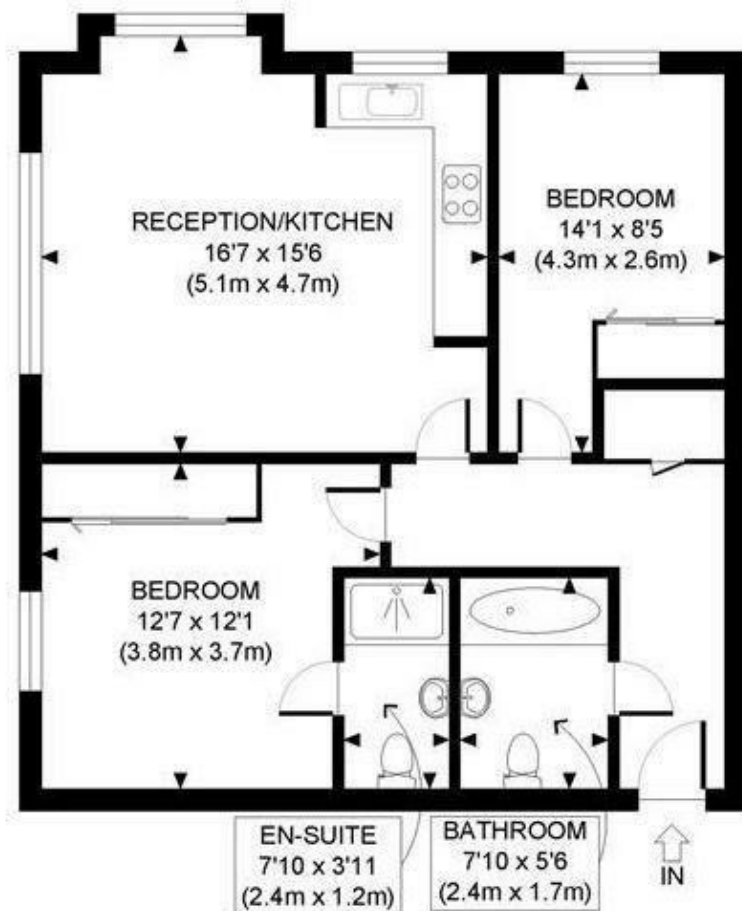


**RAWLINSON  
&WEBBER.**

Pool Close, West Molesey  
Asking Price £285,000 Leasehold







SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 684 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 684 SQ FT/ 64 SQM



## Property Description

Rawlinson and Webber are thrilled to offer for sale this fantastic two double bedroom, two bathroom second-floor apartment, situated in Timothy Place, a modern purpose built development in the West of Molesey.

Featuring an entrance hallway with cupboard space and a bright open plan kitchen/lounge. The kitchen comprises white cabinetry with integrated appliances such as electric hob, dual oven with extractor fan, fridge & freezer and a dishwasher. Both double bedrooms are generous in size and benefit from built-in wardrobes. The principal bedroom, also supports a modern en-suite shower room. A contemporary family bathroom is situated adjacent to the second bedroom; for convenience and ease.

Other benefits include; unallocated residential parking, double-glazing, security entry phone system, electric heating, a long lease and well kept communal gardens. Your early internal viewing is highly recommended.

## Features

- 2ND FLOOR APARTMENT
- 2 DOUBLE BEDROOMS
- 2 BATHROOMS (INCLUDING EN-SUITE)
- OPEN PLAN KITCHEN/LOUNGE
- UNALLOCATED RESIDENTIAL PARKING
- TELEPHONE ENTRY SYSTEM
- WELL-MAINTAINED GROUNDS
- LONG LEASE
- SOUTH-FACING VIEWS FROM KITCHEN/LOUNGE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

EPC Rating:

C

Council Tax Band

D