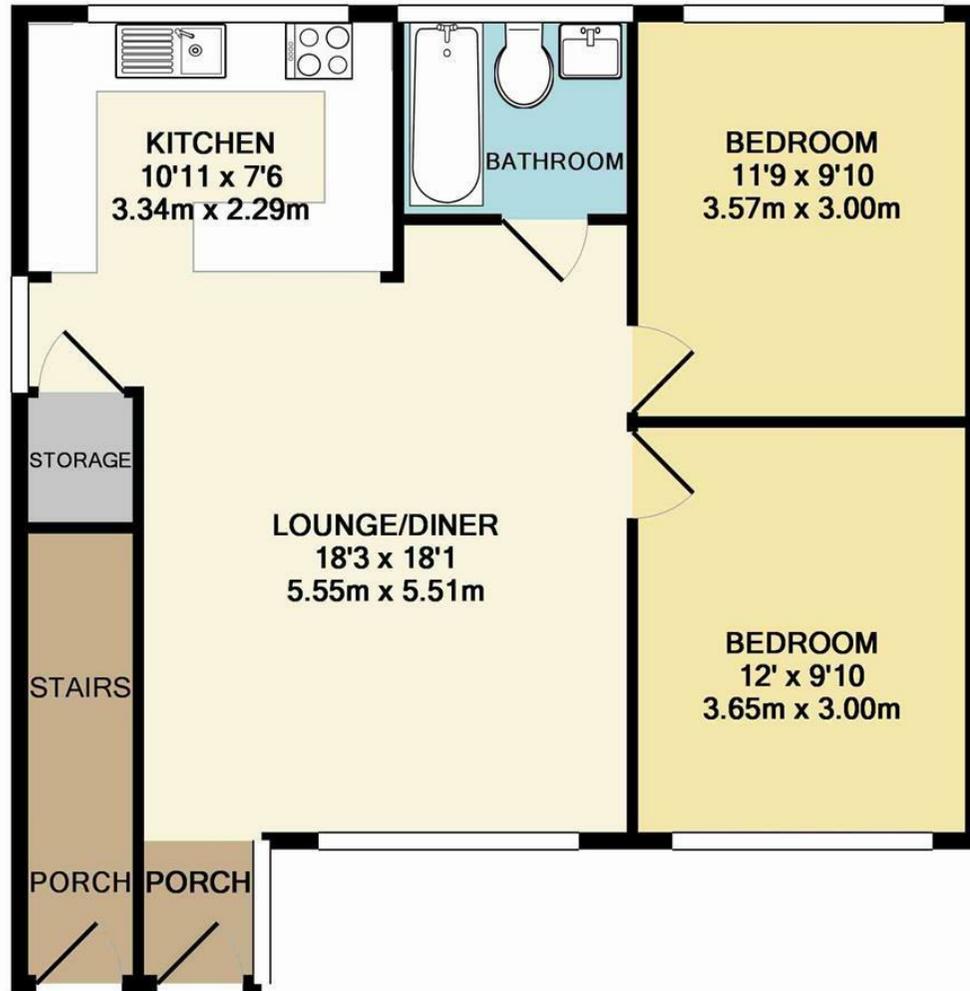




**RAWLINSON
&WEBBER.**

Upper Farm Road, West Molesey
Asking Price £270,000 Leasehold



TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 SQ.M.)
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Property Description

Rawlinson and Webber are delighted to present this spacious and stylish two-bedroom ground-floor apartment with its own private entrance, located on Upper Farm Road, West Molesey.

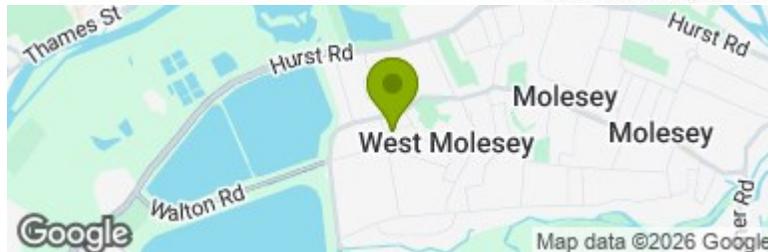
Perfectly positioned close to local amenities, highly regarded schools, Grovelands Recreation Ground, and excellent public transport links, this property offers both convenience and comfort.

Inside, the apartment features a welcoming entrance porch leading into a bright and airy open-plan kitchen and reception room. This versatile living space provides plenty of room for both dining and lounging, complemented by a deep storage cupboard. The modern kitchen is well-equipped with an island peninsula, a range of fitted units, and integrated appliances including a fridge/freezer, oven, hob, and dishwasher.

The property further comprises two generously sized double bedrooms and a contemporary family bathroom. Additional benefits include double glazing, gas central heating, and sold with no onward chain.

Features

- GROUND-FLOOR APARTMENT
- PRIVATE ENTRANCE
- 2 DOUBLE BEDROOMS
- OPEN PLAN KITCHEN/RECEPTION ROOM
- INTEGRATED APPLIANCES
- FAMILY BATHROOM
- ENTRANCE PORCH
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating:

C

Council Tax Band

D