

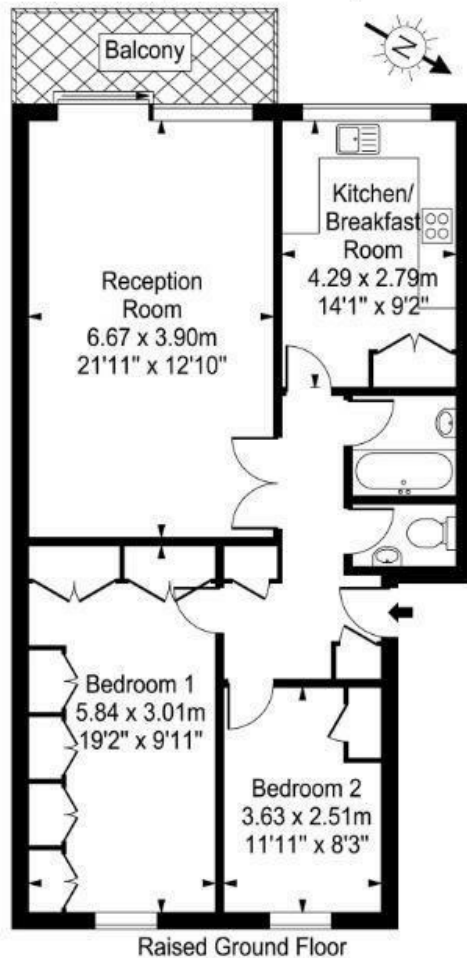


**RAWLINSON
&WEBBER.**

Motcombe, Palace Road, East Molesey
Offers Over £500,000 Freehold

Motcombe House

Approx. Gross Internal Area
80 Sq M - 861 Sq Ft



Property Description

Discover this deceptively spacious two double-bedroom raised ground-floor apartment with its own south-westerly facing terrace, located in Motcombe, Palace Road, East Molesey. Motcombe is an exclusive development of just 11 apartments, set within approximately 0.75 acres of beautifully maintained grounds, all within close proximity to local shops, restaurants, Hampton Court train station and the River Thames.

On entering the property, you are welcomed by a hallway with two useful storage/cloak cupboards. To the rear, overlooking the mature grounds, is a generously sized kitchen fitted with ample eye and base level units. The spacious lounge forms the heart of the home, offering plenty of room for both a dining table and lounge furniture, and features large sliding doors opening onto the private terrace, with viewings of the beautiful communal gardens. There are two double bedrooms, both with an easterly aspect and built-in wardrobes. Completing the internal accommodation is a bathroom and a separate W/C.

Residents enjoy access to the large southerly-facing communal gardens, well stocked with mature trees and shrubs, providing a high degree of privacy. A private allotment area is also available at the rear of the grounds, ideal for keen gardeners and home growers. The apartment is offered with one allocated gated underground parking space, ample visitor parking bays, and a carriage driveway at the front and visitor spaces. Remote fob entry secures access to both the communal entrance and underground parking.

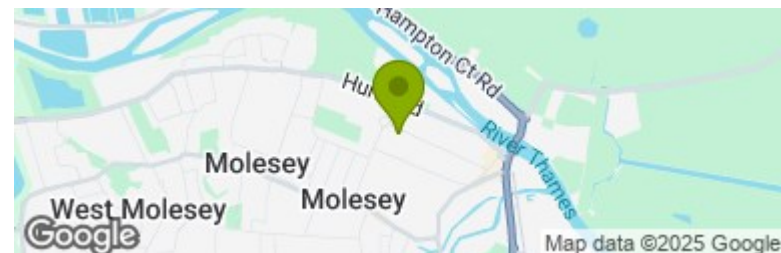
The property is now in need of some updating, which we believe offers a nice opportunity for the buyer to create their own chosen decorative finishes etc...

Tenure: Leaseholders collectively own a share of the freehold. The property is sold with vacant possession.

Features

- RAISED GROUND-FLOOR APARTMENT
- PRIVATE TERRACE
- 2 DOUBLE BEDROOMS
- KITCHEN
- LOUNGE
- BATHROOM WITH SEPARATE W/C
- COMMUNAL GROUNDS
- 1 ALLOCATED PARKING SPACE
- SHARE OF FREEHOLD & VACANT POSSESSION
- NO ONWARD CHAIN

Council Tax Band D EPC Rating: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		